

FOR SALE



RESTAURANT FOR SALE - PRIME DECATUR LOCATION

FULLY EQUIPPED RESTAURANT
EXCELLENT VISIBILITY - TURNKEY OPPORTUNITY

PRICE: \$240,000

Situated on one of Decatur's busiest **High-Traffic** corridors, this Prime Restaurant space offers exceptional street Visibility and Exposure in a **High-Demand** main corridor. Conveniently located near Colleges, Schools, Emory University Hospital, and numerous Mixed-Use Developments, this site attracts a steady stream of daily traffic and destination diners alike. Skip the buildout and save **TIME and MONEY!** with an existing commercial kitchen, Hood System, walk-in cooler, and all major infrastructure in place.

- Rent: \$7600-Includes Electric & Trash
- Size: SF 2200 + Patio
- Seat: 60 inside + 14 seat bar
- Lots of Refrigeration + W/I Cooler
- Hood: 12'/Underground Grease Trap
- 4 HVAC System
- FullyEquipped - **ALL FF&E Included!**
- Large Storage & Private Office
- Additional Bonus 2nd floor (free of charge)
- **FREE AMPLE PARKING**

This 2nd generation Restaurant is **FULLY EQUIPPED** and **READY** for your concept. An excellent opportunity to establish or expand your Restaurant Brand in one of Atlanta's most desirable dining communities — **DECATUR**.

Serious Inquiries Only – Proof Of Funds and NDA Required

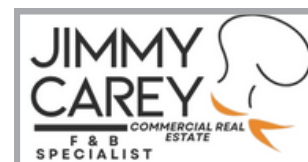
PLEASE NOTE THIS IS AN ASSET SALE, NO FINANCIALS or BOOKS WILL BE PROVIDED

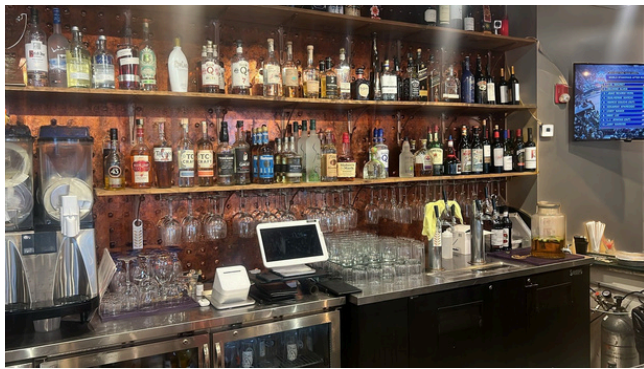
Contact us for more information or to schedule a viewing. Information deemed reliable but not guaranteed.

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