

FOR SALE



SECOND GEN RESTAURANT - FULLY EQUIPPED NEAR CONVENTION CENTER, ATLANTA BRAVES & MALLS - **FIRE SALE!!!!**

Take advantage of this fully equipped 2nd Generation Restaurant within close proximity to the Atlanta Braves, Convention Center & Malls. Positioned on a high-traffic, high-visibility major Avenue. This restaurant is surrounded by thriving residential areas, hotels, businesses, and offers easy access to major highways.

1995 Windy Hill Rd SE, Smyrna, GA 30080

- **Price: \$55,000**
- Rental Rate: \$4650 all in.
- Lease Term: 3 yrs remaining + 5yr renewal option
- Size: SF 2726
- Restrooms: 2 ample restrooms
- Seat: 86 total capacity
- Bar: 8 seat
- Private Room for 24
- Hood: 20'
- Grease Trap: Yes
- Kitchen Equipment: Fully Equipped
- Parking: Ample **FREE PARKING!**
- Host station
- Spacious Expo and Waiter area.
- Dedicated Dish and Prep area.
- Lots of Kitchen extras.
- All Furniture, Fixtures and Equipment Included.

With a competitive rental rate and great street visibility this **TURNKEY** restaurant is an incredible opportunity to save on **TIME & MONEY**. Whether you're expanding your restaurant portfolio or launching a new venture, this property is perfectly positioned for **SUCCESS!**

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

Contact us for more information or to schedule a viewing. **YouTube Video: <https://youtu.be/gD5dC9ENzYM>**



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**COLDWELL BANKER
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