



Restaurant For Sale

**HOT CHAMBLEE
BROOKHAVEN
DORAVILLE AREA**

**HOTTEST LOCATION
FOR A RESTAURANT!**



GREAT FOR AN OWNER OPERATOR



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HIGHLIGHTS

Restaurant for sale in one of the hottest areas of Atlanta - Chamblee, Brookhaven, & Doraville

- 5000 Sq Feet
 - 200 Seats
 - 40 Tables
 - Full bar that seats forty people
 - Outdoor covered patio that seats eighty
 - Grease traps in place
 - All HVAC in place
 - Large kitchen area with hoods, storage, all equipment, freezers, two walk in coolers, water heaters.
 - 5 sandwich units
 - Three ice machines
 - Three bar cooler reach ins
 - Southbound double over
 - Two fryers
 - Broiler
 - Flat tops
 - Six Burner
- THREE STEAM TABLES
 - ONE HOLDING OVEN
 - PIZZA OVEN
 - CO2 TANKS IN PLACE
 - BAG & BOX ALL SET UP
 - 45 TONS OF AC
 - TV'S IN PLACE
 - ADVANCED MUSIC SYSTEM
 - FULL DISH PIT
 - SOUNDPROOFING IN PLACE
 - ALOHA POS IN PLACE
 - DISHES, PANS, POTS, FLATWARE, EVERYTHING TO GO WITH SALE.
 - NO FINANCIALS WILL BE PROVIDED.
 - RESTAURANT NAME MAY BE AVAILABLE TO GO WITH SALE
 - PLENTY OF PARKING
 - CURRENT RENT IS \$46 WHICH INCLUDES CAM, TAX, INS.
 - TWO YEARS REMAINING ON LEASE PLUS ONE FIVE YEAR OPTION REMAINING

FOR SALE AT \$495,000.

The cost to build out this restaurant today would cost approximately \$2.5 Million

CONTACT

CLIFF BRAMBLE FOR MORE INFORMATION
678.488.9918

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Approx 5000 Sq Ft Restaurant

Lease expiration date:	12/2025
Renewal	One 5-year option
Lease type	Leasehold - Restaurant
Property taxes	Tenants responsibility
Insurance	Tenants responsibility
Common area	Building responsibility
Roof	Buildings responsibility
Repairs & Maintenance	Tenants responsibility
HVAC	Tenants responsibility
Utilities	Tenants
Square Feet	Approx 5000
Current Annual Rent	\$46.00 PSF - ALL IN
Inc CAM, tax & insurance	

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