



**OWNERS TOO TIRED AND TOO OLD TO WORK JUST WANT
 JUST WANT TO HAVE FUN!**

WBR 2036

Word of mouth is the only advertising this restaurant needed, and it took off running and hasn't slowed down. Needs new owner with lots of energy to step up to the plate and start running! \$55.00 Sq. Ft. for building and land (priced below replacement costs)

- \$90,000. for (almost new) fully equipment kitchen, dining room and furnishings
- 0.510 acre additional land available
- Free standing two story building
- Built in 1993, renovated into restaurant in 2007
- Seating for 175 people (extra tables and chairs for 100 +)
- 3 dining rooms
- 1 full baths (7) half baths
- Fireplace
- 10 Tons of air conditioning
- Septic system (can be connected to city)
- EXTRA BONUS-upstairs offices have separate entrance and could be converted into living quarters
- 2400 SQ. FT. HAVE NOT BEEN CONVERTED INTO DINING SPACE
- This area would make a great club, package store, catering, e
- Multiple possibilities THE GROWTH POTENTIAL IS UNLIMITED
- Turn-key with experienced staff-owners willing to stay and train

TOTAL PRICE \$529,000



CONTACT WBR AGENT
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