



TURN YOUR BUSINESS DREAM INTO REALITY

Prime Location in Roswell, GA – High-Traffic Area on Major Roadway!

**Anchored by Major National Tenants – Marshalls, Starbucks, Ross, Crunch Fitness, and More!
Custom-Built Facility – Never Used!**

- Built from Scratch – All NEW Mechanical, Electrical, and Plumbing Systems!
- BRAND NEW State-of-the-Art Equipment & Refrigeration! **NEVER USED!**
- Certificate of Use – Ready for Immediate Operation!

NO DOWN TIME – Move in and Start Operating Immediately!

Turnkey Features Include:

- Lease Terms: 10 years + 10-year renewal option.
- Lease Rate: \$7,621/month – Includes Water & Trash!
- 2,400 Sq. Ft.
- HVAC: NEW 10-Ton Unit. Two Bathrooms Spaces.
- Electrical: 400 AMP, Three-Phase. Commercial Storefront Lighting.
- Water Heater: Tankless Gas Commercial Unit.
- Walk-In Freezer (40ft x 12ft) & Cooler (24ft x 12ft).
- 3 Meat Display Cases (8ft) & 2 Cases (12ft).
- Icematic Ice Machine & Full Security System.
- 1500 Gallon Grease Trap.
- Porcelain Tile Flooring in Retail & Quarry Tile in Prep Areas.

PRICED AT: \$397,000 – Owner is Highly Motivated!

Ideal for: Meat/Seafood Market, Gourmet Deli, Catering, Specialty Food/Wine Store

Don't Miss Out – Move-In Ready, NO DOWN TIME, and Priced to Sell!

Let Jimmy Carey Commercial Real Estate, your trusted Restaurant Broker and Food & Beverage Business Broker, help you secure this unbeatable opportunity today!

Call Today for More Details or to Schedule a Tour!



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**CAMILLE
OLABARRIETA**



Retail Area



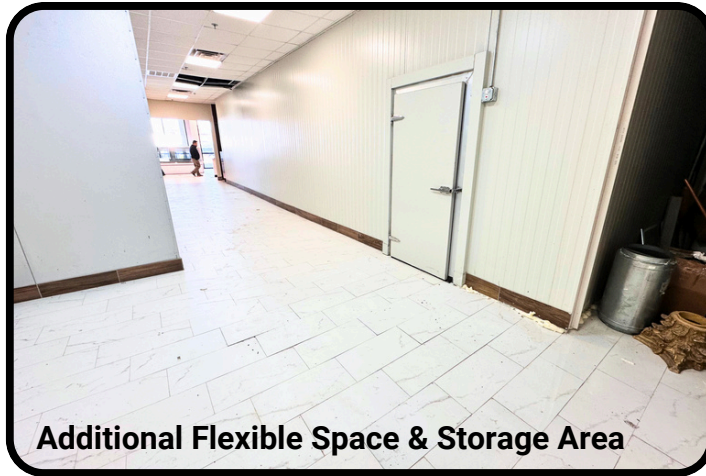
Retail Area



Prep Room



Prep Room



Additional Flexible Space & Storage Area



Walk- In Freezer 40' x 12'



Walk- In Cooler 24' x 12'



Anchor Stores

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COLDWELL BANKER
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