

FOR SALE



FULLY EQUIPPED TURNKEY RESTAURANT – EXCEPTIONAL OPPORTUNITY NEAR LAKE LANIER!

Skip the down time in this Fully Build-Out ready-to-operate Restaurant!

This 3,847 sq. ft. restaurant is a dream come true for any restaurateur eager to establish themselves in a prime location just two miles from **Lake Lanier**. Situated on a 1/4 acre, this historic building was fully renovated in 2021. The two-story property boasts **Two Patios for Outdoor Dining and Special Events**. Conveniently located on a high-traffic street, this Restaurant enjoys excellent visibility. Nestled in the thriving downtown of NE Georgia, it is surrounded by various businesses, event/concert venues, hotels, and more.

- **Rental Rate:** Only \$8,546/month (all-inclusive)
- **Lease Terms:** 5 years remaining on the lease, with the option to renew for two additional 5-year terms, offering long-term stability.
- **Seating Capacity:**
 - The expansive multi-level layout accommodates 75 seats, complemented by two patios, providing plenty of space for diners while maintaining a cozy atmosphere.
 - The 20-seat bar offers an intimate and comfortable setting for guests to enjoy cocktails, making it an ideal spot for happy hours or evening gatherings.
 - The downstairs area can function as a Private Room with a Patio, perfect for hosting special events, private dinners, or business meetings, adding a versatile revenue stream.
- **Free Parking:** This restaurant features ample, **FREE Parking** for both customers and employees, ensuring convenience and ease of access.
- **Premium Amenities & Full Kitchen Build-Out:**

This Restaurant is a Chef's Dream! With a recent complete build-out, the space has been meticulously designed for smooth and efficient operations.



- **Expo and Waiter Area:** The expansive Expo and waiter area provides ample working surfaces and storage, perfect for handling high volumes of take-out, delivery, and catering orders with ease.
- **Top-of-the-Line Kitchen:** The kitchen is truly the heart of this operation, equipped with:
 - **Hood Ventilation**, making it ready for any cooking style or culinary concept and menu.
 - **1500-Gallon Underground Grease Trap** ensures seamless kitchen operations
 - **Large Walk-In Cooler** – perfect for handling high-volume refrigerated storage needs and keeping your ingredients well organized & easy to rotate.
 - **Dedicated additional Prep Kitchen**, great asset for increasing sales with **Catering and Special Events**. This Kitchen is completely separate from the Main Kitchen allowing efficient workflow and minimizing cross-traffic.
 - **Tons of Storage Space** provide all the room you'll need to keep your kitchen organized and well-stocked.
- **Fully Stocked Kitchen:** This sale includes all the essentials: smallwares, pots, pans, utensils, and a variety of extras, so you can get cooking and making money right away!
- **Sales for 2023: \$1,475,000**
- **Priced at: \$1,200,000**

A Thriving Community and Ideal Location

Located in the vicinity of Lake Lanier's NE Georgia's **Neighborhood**, known for its beautiful scenery, tourist attraction, dining scene, and a steady flow of residents and visitors. This area is undergoing massive growth. It's surrounded by hotels, entertainment venues, apartments, condos, businesses, tourist attractions – providing a steady stream of customers and business every day.

This **Turnkey Restaurant** is an exceptional opportunity for anyone looking to step into a fully historical structure built-out space without the hassle of major renovations or heavy upfront costs. Whether you're keeping the same concept, launching a new concept or expanding your brand, this space is designed to help you succeed from day one.

With **Tons of Potential** for **Dine-In, Takeout, Delivery, Special Events** and **Catering**, you'll be poised to take advantage of the bustling Lake Lanier neighborhood. Ready to go and waiting for you to add your personal touch – **don't miss out** on making this space your own!

