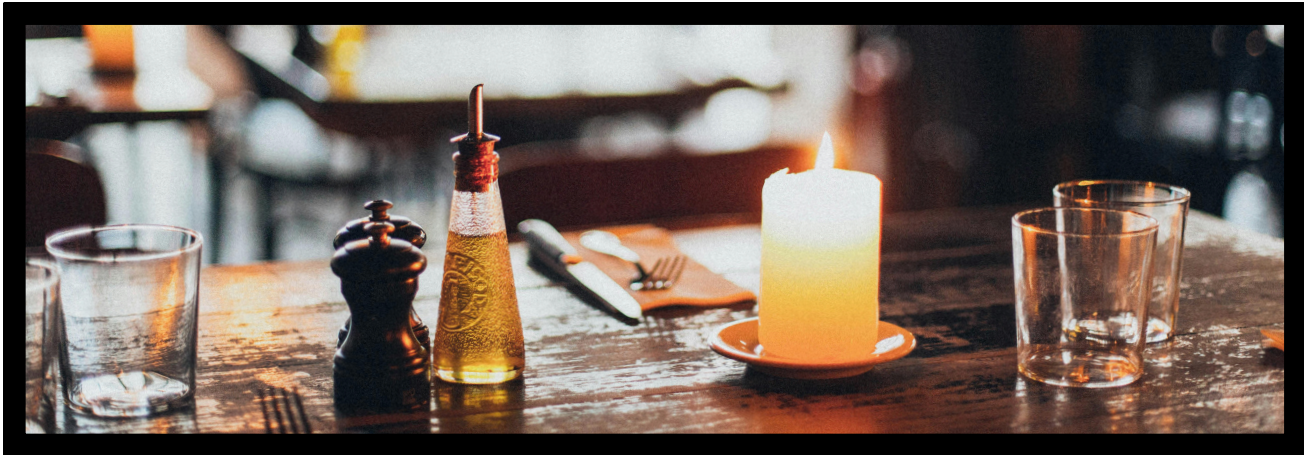


# FOR SALE



## FULLY EQUIPPED TURNKEY RESTAURANT - ATLANTA'S VIBRANT AND DESIRABLE DECATUR NEIGHBORHOOD! Take advantage while saving time and money on this ready-to-operate restaurant!

This 2900 sq. ft. restaurant is a dream for any restaurateur looking to jump into a prime location in one of Atlanta's hottest areas. Situated in the heart of Decatur's bustling center, it offers unparalleled street visibility in a high-traffic Anchor Retail strip, surrounded by vibrant businesses, universities, hospitals, and high-density residential complexes. The perfect opportunity to tap into a loyal customer base from day one! **Asking Price \$290,000**

- **Rental Rate:** \$12,000/month (all-inclusive)
- **Lease Terms:** 5 years remaining on the lease, plus the option to renew with (2) Two additional 5-year terms, giving you long-term stability.
- **Seating Capacity:**
  - The spacious 100-Seat Layout provides ample room for diners while still maintaining a cozy and inviting atmosphere.
  - The 12-Seat Bar offers an intimate and comfortable spot for guests to enjoy cocktails, making it a great place for happy hours or evening gatherings.
  - The Private Room Seating 24 is ideal for hosting special events, private dinners, or business meetings, adding a versatile revenue stream.
  - Enjoy Outdoor Seating for 30 guests in the fully covered and heated patio area, perfect for year-round dining no matter the season.
- **Free Parking:** Unlike many Decatur locations, this restaurant boasts ample, **FREE** Parking for both customers and employees. Parking is never a hassle here!

### Premium Amenities & Full Kitchen Build-Out:

This restaurant is a chef's paradise! With a recent full build-out, the space has been thoughtfully designed for smooth and efficient operations.

- **Hostess Station:** A welcoming hostess area makes it easy to greet and manage customers, ensuring smooth seating and a seamless dining experience.

**JIMMY CAREY**  
305-788-8207  
jimmy@jimmycareycre.com  
jimmycareycommercialrealestate.com  
5775-d Glenridge Dr Ste 100 Atlanta, GA 30328



- **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:
  - **Over 30 Feet of 3-Dedicated Separate Hoods**, making it ready for any cooking style or culinary concept and menu.
  - A **1500-Gallon Underground Grease Trap** ensures seamless kitchen operations
  - A **Large Walk-In Cooler and Walk-In Freezer** – perfect for handling high-volume refrigerated storage needs and keeping your ingredients well organized & easy to rotate.
  - A **Dedicated Dishwashing and Prep Area**, completely separate from the cooking line, allowing for efficient workflow and minimizing cross-traffic.
  - A **Large-Capacity Ice Machine** and additional refrigeration units throughout the kitchen and bar to keep everything perfectly chilled.
  - **Stainless Steel Shelving and tons of Storage Space** provide all the room you'll need to keep your kitchen organized and well-stocked.
- **Storage Shipping Container:** Included in the sale, this container offers extra space for storage, making inventory management a breeze.
- **Fully Stocked Kitchen:** This sale includes all the essentials: small wares, pots, pans, utensils, and a variety of extras, so you can get cooking right away!

### A Thriving Community and Ideal Location

Decatur is a **High-Energy Neighborhood**, known for its walkability, diverse dining scene, and a steady flow of residents and visitors. It's surrounded by apartments, condos, student housing from nearby universities, medical offices, and large businesses – 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 built-out space without the hassle of major renovations or heavy upfront costs. Whether you're 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, and catering, you'll be poised to take advantage of the bustling Decatur Community. Ready to go and waiting for you to add your personal touch – **don't miss out** on making this space your own!



**JIMMY CAREY**  
 305-788-8207  
[jimmy@jimmycareycre.com](mailto:jimmy@jimmycareycre.com)  
[jimmycareycommercialrealestate.com](http://jimmycareycommercialrealestate.com)  
 5775-d Glenridge Dr Ste 100 Atlanta, GA 30328

