

FOR SALE



ESTABLISHED PIZZERIA FOR SALE - 13 YEARS IN BUSINESS KEEP OR CONVERT / GAINESVILLE, GA

Looking to own a highly profitable pizzeria in a rapidly developing area? This established restaurant has been operating for 13 years and has built strong Goodwill with a loyal community clientele.

Located in a prime retail area with high traffic, this is an ideal opportunity for an owner-operator or investor looking to step into a fully operational business.

- 3,150 Sq. Ft. – Spacious layout / Plentiful Parking
- Established for 15 years – Strong reputation in the community
- Less than 5 miles from Lake Lanier / High visibility on a Major Road near a Major Highway
- Located in a Main Grocery-Anchored Strip Mall / Surrounded by Major National Retail Chains
- Neighboring University of North Georgia (Gainesville Campus)
- Close to Hospitals, Factories, Manufacturing, Golf Courses, etc.

Financial & Operational Highlights

- Rent: \$5,000/month (Including CAM)
- Yearly Sales: Over \$1 Million
- Very Profitable – Ideal for an Owner-Operator
- Open 7 days a week – Lunch & Dinner
- 120 Seats – Spacious Dining Area
- Owner willing to train for a seamless transition
- E2 Visa Investment Opportunity
- Strong Catering Revenue

Facilities and Equipment Highlights

- Fully Equipped Kitchen – Turnkey Operation
- 10 ft. Vent Hood System
- Walk-in Cooler & Extensive Refrigeration
- Underground Grease Trap
- Large Prep Area & Ample Storage Space
- 3 Restrooms – Well Maintained
- Private Office Space

SALE PRICE: \$392,000

Owner Financing Available – Negotiable Terms

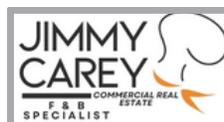
Option to Purchase with a second location in Flowery Branch

Serious Inquiries Only – Proof Of Funds and NDA Required

Contact Us Today to Learn More!

Confidential Listing – Address & Name Disclosed ONLY After POF & NDA

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



Jimmy Carey Camille Olabarrieta