

# ESTABLISHED MIDDLE EASTERN RESTAURANT OR RESTAURANT CONVERSION OPPORTUNITY & ASSET SALE



**FOR SALE!**



## HIGHLIGHTS

- ✓ Complete Turnkey
- ✓ Type 47 Liquor License
- ✓ Centrally located
- ✓ Very visible street frontage
- ✓ Close to daytime, nighttime and weekend business
- ✓ Established clientele for over 10 yrs
- ✓ Excellent internet reviews. Great reputation
- ✓ Can be kept as is or converted to any other concept
- ✓ Like new kitchen and bar equipment
- ✓ Cozy, elegant interior
- ✓ Beautiful bar and sidewalk patio
- ✓ Only open from 5pm. Hours can be expanded if desired
- ✓ Can be bought for only a fraction of the cost to open a similar type restaurant



| LISTING DETAILS |   |
|-----------------|---|
| PRICE           | \$190,000   |
| SIZE            | 2,228 sq ft downstairs, 1,084 sq ft mezzanine, plus outdoor patio |
| RENT            | \$9,200 including CAM   |
| LEASE TERM      | 5 yr lease with 5 yr. option                                      |



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