

Neighborhood Pub and Restaurant FOR SALE - \$119000

The location at the corner of Jefferson Ave. & Elm St.

**LEASE TERM: New Lease \$1800 NNN or
Available for sale with Real Estate \$550,000**

DEMOGRAPHICS

Major activity generators in the immediate area include; Sports fields. Ice rink, retail shop owners, community visitors, and employees at surrounding businesses.

Complimentary businesses in the immediate area include:

- Neighborhood Market
- Dental office
- Bakery
- Asian restaurant • Gold's Gym
- Police Station
- Fire Station

1800 SF+Full working basement

PARKING: There is ample on-street parking and 6 off street parking spaces

SEATING: The restaurant is licensed for approximately 80 some odd seats.

CONCEPT: Neighborhood Pub and Restaurant.

MENU: A simple selection of burgers, chicken sandwiches, soups, salads, light entrees and beverages.

LICENSES: The restaurant has a Common Victualers License, Full Liquor License (6 days), Full Entertainment License

HOURS: Open daily from 1:00 PM until 1:00 AM.

SALES: Sales average \$4,500 per week with no effort

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