

COMPASS
COMMERCIAL

**Second generation restaurant,
FF&E including business value
for lease \$28 NNN, 2711 Sq ft**



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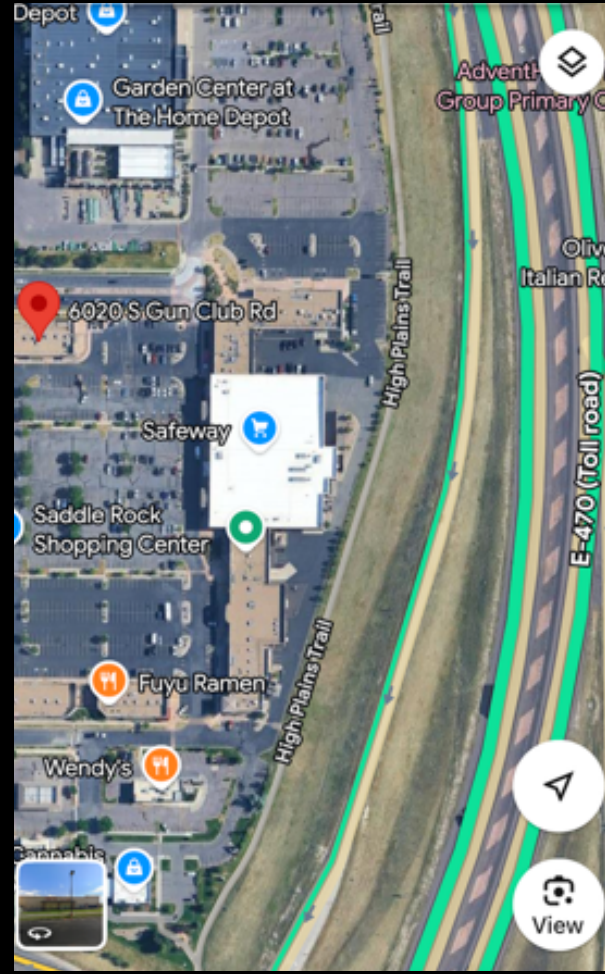
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PROPERTY DETAILS

- Great location in the Saddle Rock Market place, directly off E-470 and E Smoky Hill Road.
- All FF&E including business value to be sold with the lease. New direct lease with the landlord, with 8yrs remaining.
- Large kitchen with 14ft hood.
- Existing bar area with liquor license to be transferred.
- shopping center is anchored by Home Depot and Safeway.
- 2711 Sq ft with a mix of bar, table and booth seating
- Ample parking
- 2 rest rooms in the restaurant and 1 restroom in the kitchen for staff. Private office also for staff.
- Ability to increase seating area by expanding into adjoining space.







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