



### **Features**

- Outstanding Urban Neighborhood
- Dense Population and High Foot Traffic
- 1,500 SF, Turn-Key Restaurant
- 10' Type 1 Kitchen Exhaust Hood
- 50 Total Seats, Including 16 on Patio
- Assignable Lease and Transferable Liquor License
- Price: \$125,000

### **PLEASE DO NOT DISTURB TENANT OR EMPLOYEES**

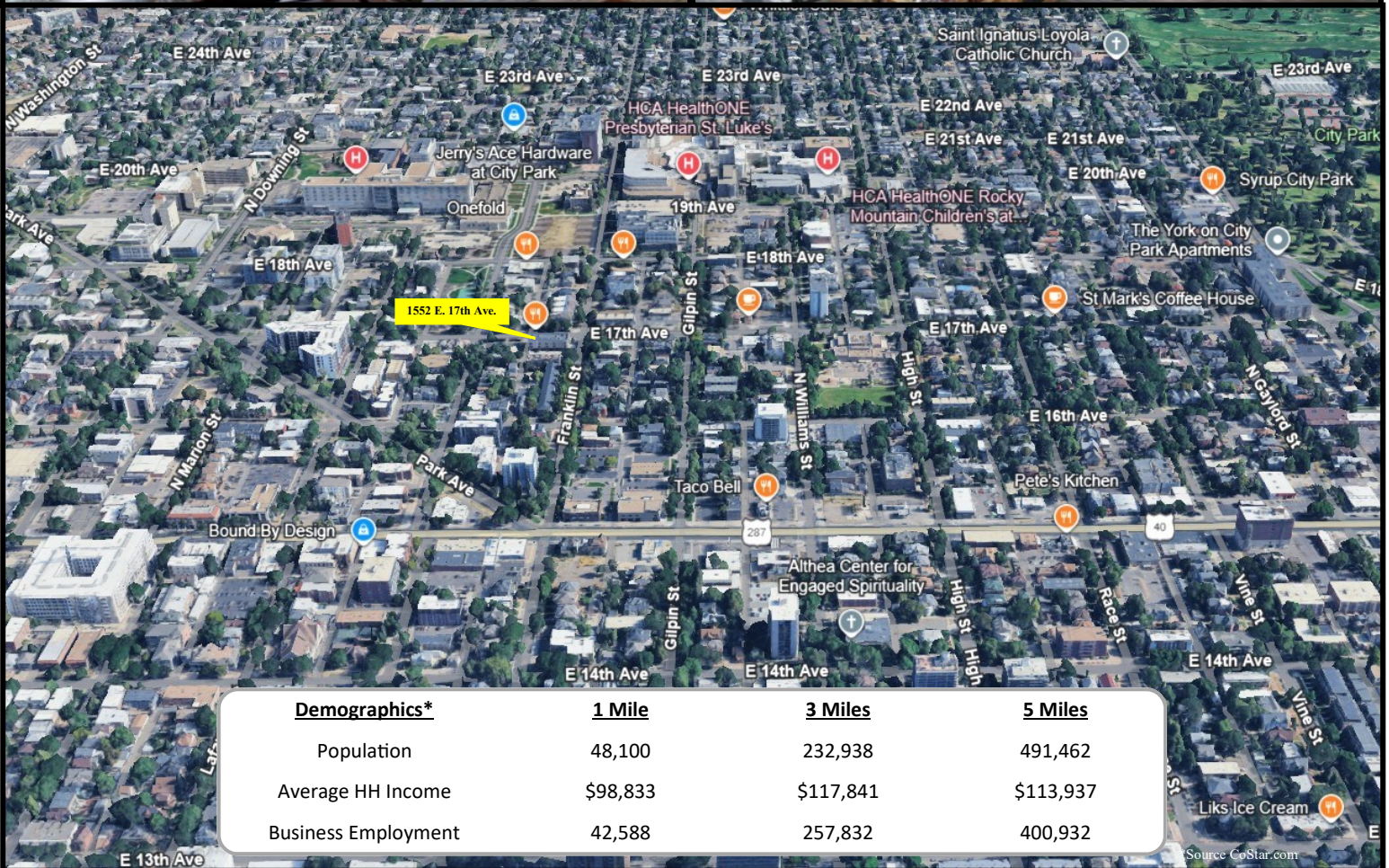
Fast casual or full service, this is a turn-key opportunity to acquire a fully equipped restaurant with transferrable liquor license in a high-demand area. This restaurant is strategically positioned on 17th Avenue in Uptown, a prime dining and entertainment neighborhood surrounded by other popular eateries and businesses. The densely populated trade area drives foot traffic and ensures a vibrant, active customer base. The restaurant includes all modern, high-quality kitchen equipment, furniture and fixtures, saving you the time and expense of a costly build-out. This location is well-positioned for continued growth, with opportunities to expand catering services, host events, or introduce a new culinary concept.

### **Contact:**

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