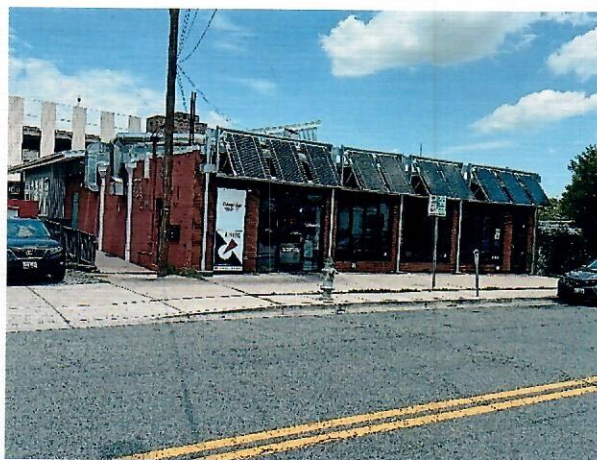




Dining room, seating, bar area, up to 3 entrances into space.



Operating kitchen. All equipment remains. Solar awning. Exterior outside seating, parking, outside walk in refrigerator.

1,600 + Sq. Ft. – RESTAURANT FOR LEASE

923 Sligo Avenue, Silver Spring, Md. 20910

IMPROVEMENTS: This is a very rare opportunity. Very little capital investment is required for a new occupant. This is a fully designed and constructed restaurant space and includes all the equipment. It will be delivered in as-is condition and will include all the current furnishings/fixtures/equipment as now installed. This is a turn-key opportunity. The space has a full kitchen, bar, dining room, 2 handicapped bathrooms, walk in refrigerator outside, outside dining in front and along the side, access to lower level space that houses the grease trap and beverage lines that feeds the dispensers at the bar. Tenant's employees only will also have access to lower level bathroom.

EQUIPMENT / FIXTURES: The space includes a 12' hood system, 2 fryers, 6 burner stovetop, flattop grill, oven, dishwasher and 3 compartment sink, multiple hand sinks, stainless steel counters, refrigerator, freezer, separate bar area with sink and refrigerated box and much more.

SOLAR AWNING: An \$80,000 state of the art solar awning is installed along the front of the building. Depending on the sun's angle this awning adjusts to shield the sun along the front windows.

PARKING There are 4 onsite parking spaces along Sligo Ave. that the tenant can use for parking or additional outside dining. Parking is also available on the side of the building for an additional fee, to be negotiated. There is also a County garage behind the building and metered parking on surrounding streets.

LOCATION: In downtown Silver Spring on Sligo Avenue between Georgia Avenue and Fenton Street.

LEASE PRICE: \$6,500 per month, NNN. Real estate tax is currently +/- \$982 per month. Tenant to pay all utilities including 75% of water bill and share of landlord's building insurance.

This information was furnished to us by sources we deem to be reliable, but no warranty or representation is made as to the accuracy thereof. Subject to correction of errors, omissions, changes of price, prior lease or withdrawal from the market without notice. The attached floor plan is an approximate interior sketch of the current conditions.

Celebrating 40 Plus Years!

Larry Rosen, Broker ■ larry@crealty.net ■ Office: 301-530-6085 ■ Mobile: 301-793-8901

9514 Starmont Road ■ Bethesda, MD 20817



View of interior and front "operable" window system.



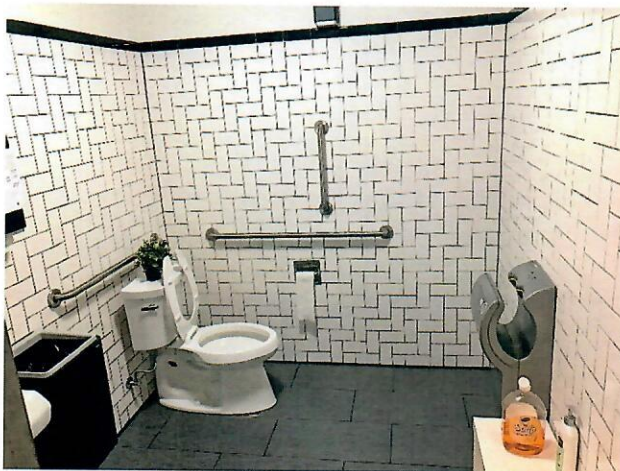
View of kitchen



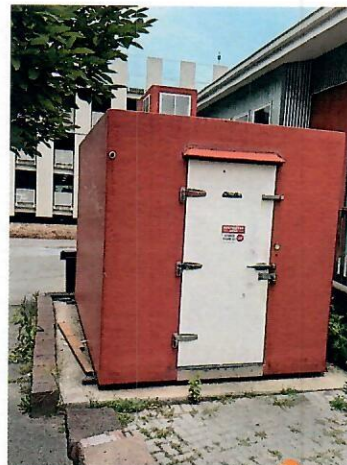
Dishwasher and 3 compartment sink



12 foot hood system and equipment



2 accessible bathrooms



Exterior walk in refrigerator

