

# **CONFIDENTIAL RESTAURANT FOR SALE**

(**NOTE:** PLEASE DO NOT CONTACT EMPLOYEES)

## **279 Buttermilk Pike**

Ft. Mitchell, KY 41017

Currently available is a beautiful, well-located full-service restaurant in the upscale market of Crestview, KY. The restaurant was built about seven years ago. It occupies an endcap of the strip center on the busy Buttermilk Pike directly across from the 25-acre former Drawbridge Inn and right off the I-71/75 highway. The Drawbridge Inn site was recently approved for a St. Elizabeth Healthcare facility, as well as 203 apartments, and 1,101 parking spots. Chick-fil-A and Starbucks are being built directly across the road. We anticipate that a new lease will be negotiated with the landlord. Please do not speak to any staff on-site, as this is a highly confidential listing and an out-of-town owner. The original buildout was close to \$2 million. All proprietary items will be removed from the space at closing.

**Building Size:** 4,891 sq. ft, plus patio

**Seats:** Indoor: 130  
Patio: 50

**Lease Extract:** Base Term: 10 Years (rent start date October 4, 2018)

Current rent is \$27.50 PSF. We anticipate a completely new lease being negotiated with the Landlord.

**Pass-thrus:** \$2,201.00/month, including real estate taxes, CAM, and building insurance

**Asking Price:** \$250,000.00 for all assets, turnkey

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