



The Capital Group

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Business Name/Type:	Award Winning Restaurant
Location:	E. Tennessee
Status:	Active
Asking Price:	\$ 275,000
Gross Revenue:	\$ 800,000
Adjusted Net Income	\$ 124,000
FF&E:	\$ 100,000
Rent:	\$ 1,250/month

Business Description:

This profitable, award-winning Restaurant for sale in East Tennessee is offered for sale due to the owner retiring after 14 years. The Seller is motivated! This local favorite has become the go to spot for business lunches, parties and special dinners out. This restaurant has also become a destination location where visitors come from the surrounding counties and beyond. Travelers up and down the interstate time their trips for the chance to eat here. Sales are on the rise making this a solid investment. The numbers have been increasing and currently up 21% over last year making this a solid investment.

Restaurant space is about 2500 sq.ft. with seating for 90 customers and rent only \$1250 per month. Possible room for expansion in the future. There are several pieces of new equipment including a walk-in and state of the art POS system.

SBA financing could be available for a qualified buyer. Also, for the right buyer, the seller is open to a partial sale to remain as part owner.

The menu includes a broad range of food prepared in house including, an award winning group of sandwiches and entrees, American, Tex-Mex and Cuban food as well as Char Grilled Hamburgers and Chicken Sandwiches, Boneless Wings, a large selection of salads, dinners and much more including the areas largest selection of the finest craft beers! They are also known as THE spot for live music featuring top notch local and national entertainers. The restaurant comes with established and well-trained employees to keep the delicious food and customer service coming.

Located near with Mountains and National Forests to the south with lots of popular outdoor activities from hiking to climbing, kayaking, 4x4 and horseback trails. Area also includes large, major manufacturing and retailers. This East Tennessee restaurant for sale is in a strip center located in the downtown area between the old town square, the area hospital and all three city schools (K-12). Located on a major well traveled road. The expanded area is a part of the largest industrial and manufacturing hub in the state of Tennessee.

Featuring: 7 TV's, Upgraded Phone System, Well Built POS System with printers and bump screens in the kitchen, 11 Taps, Cappuccino Machine, Quality Sound System for Live Music, Full Cable.

Disclaimer: The information provided here is compiled from information by the Seller(s). The broker or agent makes no representation as to its accuracy or reliability. Buyer(s) should rely upon their own verification & that of their financial &/or legal advisors with regard to this information. Business offered by The Capital Group TN RE #363851

Detailed Information:

Inventory Amount: \$6,000 Not included in asking price

Real Estate Included: No

Building Square Footage: 2500 sq. ft.

Lease Expiration: New lease

Number of Employees: 16

Support & Training: Restaurant comes with established and well-trained employees to keep the delicious food coming. Seller will provide 2 weeks of training to the new owner.

Reason for Selling: Retirement

Franchise: No

Financing: Available for qualified buyers