



Proudly offered by Pacific Restaurant Brokers

**Charleston, West Ashley Restaurant For Sale!**  
**\*Newly Remodeled & Beautiful\* Turn Key\* Great Lease\***  
Charleston, SC

**\*\*\* CONFIDENTIAL INFORMATION- PLEASE DO NOT SPEAK WITH OWNER, EMPLOYEES, VENDORS, ETC. \*\*\***

*This West Ashley area restaurant is currently operating in the HOTTEST Trending part of Charleston! The West Ashley area is BOOMING! Savvy operators are opening in this area due to demographics and below market value leases. **\*GET IN NOW BEFORE IT'S ALL GONE.** This small newly remodeled restaurant is flooded with business and rooftops around it. Plus, **ONSITE PARKING!** Keep Current Concept or easily converts to many concepts...Tex Mex, Pizza, French Bistro etc....*

- **A Location**
- **Beautiful Remodeled Dining Room**
- **Beautiful and Welcoming Bar**
- **Onsite Parking**
- **Cute build out**
- **Location is adaptable to many different concepts**
- **\$4300 per month rent all in**
- **1400 sq. ft**
- **Great Owner Operator Opportunity**
- **Total Turn Key**
- **Authentic Up Fit**
- **All impact fees already paid for**
- **2nd Generation means all the heavy lifting and up fit expenses already paid!**

**Offered at only: \$169,000**  
Listing # 19012MS

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