

## **\$30 down for a fully Equipped Restaurant!**

### **Business Description**

Priced to sell at FF&E and build out price! There is a large kitchen with a 16 foot hood. The main dining room has a 15 foot beautiful bar, and bar back. There also is a nearly private backroom dining area. Currently asking \$30k in cash. There are 4 FT Chefs and 2 other employees would like to continue their employment with a new owner, who can cook almost any cuisine per the seller. Bring your own concept or expand on the sellers.

In this business as it is ran today, hours of operation are very limited. Seller is at the restaurant full time, (about 40 hours a week) managing, and filling in where needed.

If interested in this business you must complete and return a NDA (confidentiality and non-disclosure/non-circumvent agreement). Call 734-323-0376 or email michelle@bbfbrokers.com for more information.

**Year Established:** 2001

**Number of Employees:** 5 FT, 1 PT, plus owner

**Facilities:** Generous parking available in this Ann Arbor Strip Mall. Lease runs \$4600 per month plus NNN, 2 years remaining on transferable or assumable lease. This restaurant currently seats 77, but there is room for venue or seating expansion by securing a vacant adjoining 1200 sq ft space. Lots of roof tops, apartments, condo's near the restaurant. Near expressway's, bus stops and U of M Football Stadium. New expensive housing has been built, adjoining this mall. Mall per the landlord, will be undergoing over a 2M renovation.

**Market Outlook/Competition:** If you're afraid of restaurant competition, then Ann Arbor is not the right town for you. Community participation and being open additional hours would serve a new owner well.

**Reason for Selling:** Retirement

**Training/Support:** Owner is willing to assist buyer as agreed to and needed.