

## Atlanta Restaurant Exchange

Restaurants  
For Sale  
in Atlanta



### Fully Equipped Cafe For Lease

**Low \$\$ Entry - Club operates after 10 pm- Full Use of Space**

**Excellent Opportunity for First Time Restaurant Owner**

This is a unique opportunity for the right tenant.



Have you always dreamed of having your own restaurant, but do not have hundreds of thousands of dollars to do a restaurant build-out?

Well we have an amazing opportunity for you in East Atlanta. We currently have a bar that is only open from the hours of 10pm-3am that is looking for a daytime tenant.

They had a former tenant occupying there venue, but were forced to remove the tenant. Their loss is your gain!

The bar is 2300 sq. feet inside and an amazing 1000 sq. ft deck!  
You can operate under the bars current licensing, and pay a rent of 20% of your gross sales!

Thats it...simple and economical!  
This will be a partnership opportunity with the current bar establishment, so the tenant will have to be willing to share storage space with the bar.

There will be a one time building use fee of \$5,000.00 payable at the execution of the lease....but thats it....\$5,000.00 and you are in business for yourself! Act quickly on this amazing opportunity!

5000 Down to use this space

Lease for 20% of Sales  
No Bills, No Suprises, Win Win Opportunity

Former Tenant did sales around 18 K Monthly..  
and the most popular part of the restaurant was  
Saturday and Sunday Brunch



Nationally known Alternative Club operates at this location.  
Owner is willing to let someone come in and use the facilities  
for Breakfast / Lunch and Dinner Restaurant or Cafe

**Plenty of Room to Expand**

**Call 404-892-4999 For More information**

**OR**

**[Click Here to Inquire About this East Atlanta Village Restaurant For Lease](#)**

**AND**

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**The East Atlanta Village:**

Those ubiquitous EAV stickers you see on cars all over town  
represent a community pride unmatched by any neighborhood  
inside the Perimeter. East Atlanta is a diverse,  
friendly community with authentic neighborhood charm.

Come see why the Washington Post calls us the  
"best kept secret in Atlanta,"  
the Creative Loafing calls us the  
"epitome of cool and a neighborhood's neighborhood."  
The New York Times says our neighborhood is  
"reaching the crest in what has been a steadily rising wave of cool."

excerpt from eastatlantavillage.net

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**Atlanta Restaurant Exchange  
1708 Peachtree ST NW  
Suite 520  
Atlanta Georgia 30309**

**Call Today for An Appointment  
404-892-4999**

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**ID - MIDTOWNATLANTADUALCONCEPT**



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Georgia Restaurant Association

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Atlanta Restaurant Exchange asks that buyers  
do due diligence and confirm accuracy  
of all information presented  
using an Attorney or Certified Public Accountant.

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