

For Sale: Turnkey Restaurant + Renovated Apartment | Prime Location

A Rare Opportunity to Own a Fully Updated Restaurant & Residential Property

Property Overview

Retail Space: ±1,700 sq. ft.

Residential Unit: ±1,200 sq. ft. (2nd floor apartment)

Total Seating: 75 indoor | 40 patio

Condition: Turnkey / Fully Renovated

Restaurant Features

Interior Highlights

- **Custom** High-Top + Low-Top Tables (seating for 75)
- **Matok** Double Oven w/ 6 Burners, 24” Griddle, Broiler
- **Mainstreet** 50lb Deep Fryer (*brand new, unused*)
- **True & Avantco Refrigeration** (reach-ins & prep fridges)
- **Stainless Steel Prep Tables**
- **Renovated bathroom**
- **Bar:**
 - 6-Handle Draft Beer System
 - 2× True Beverage Coolers
 - 3-Compartment Bar Sink
 - Toast POS System: 2 terminals, 2 handhelds, 2 printers

Outdoor Dining Oasis

- **Custom Patio Tables** (\$3,000 value)
- **Full Patio Set** (\$7,500 est. value)
- **Fire Table, Outdoor Heaters, Umbrella**
- **Modern Pergola** (2023 install, \$4,500 value)

- **Brand-New Exterior Flooring** (\$8,000 investment)
 - **Private Gate Access** from neighboring parking lot
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Recent Building Upgrades

This is **not a flip** — it's a full-scale renovation:

- **Roof:** Replaced 2017, re-tarred in 2024
 - **Exterior Tuckpointing:** Completed 2021
 - **All-New Systems:**
 - ✓ Electrical (rewired)
 - ✓ Plumbing (all new lines + drainage)
 - ✓ Hot Water Heater (installed May 2025)
 - ✓ HVAC:
 - Restaurant Unit (2022) – 7-Year Warranty remaining
 - Apartment Unit (2024 – Brand New)
 - **Windows:** All first-floor + 1 upstairs window replaced
 - **Flooring:** High-Traffic Wood Composite (both units)
 - **Framing & Drywall:** All new, reframed throughout
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Renovated Apartment (2nd Floor)

Live-in potential or rental income:

- Brand-new **kitchen appliances, cabinets, and counters**
- In-unit **washer & dryer**
- Updated **HVAC**, flooring, and paint throughout
- Completely renovated **bathroom**
- 2 large bedrooms
- Access to unfinished rooftop space
- Estimated Size: ±1,200 sq. ft.

Parking

- **Ample Street Parking**
- **Shared Lot Access** (*after 5 PM + weekends*)
— *Long-standing agreement with neighboring dentist office (not guaranteed but historically upheld, there is a side gate that opens from the parking lot to the patio)*
- Parking for owner or staff in **garage**

Additional Details

- **Liquor License:** expired in June 2024 but new business could apply for new
- **Everything Shown is Included** – Sold fully equipped but equipment as-is
- **Garage Includes:**
 - Norlake 6' x 8' Stainless Prep Fridge installed in 2017, serviced in 2022
 - Double Door Reach-In Cooler
 - 72" Chest Fridge + 36" Chest Freezer
 - Various small wares, pans, equipment

Floor Plans & Capacity

- **Total Capacity:**
 - Indoor Seating: 75
 - Patio Seating: 40