



FOR LEASE

Alleyworks

217 W 6th St, Bloomington, IN

Restaurant / Coffee Shop / Market

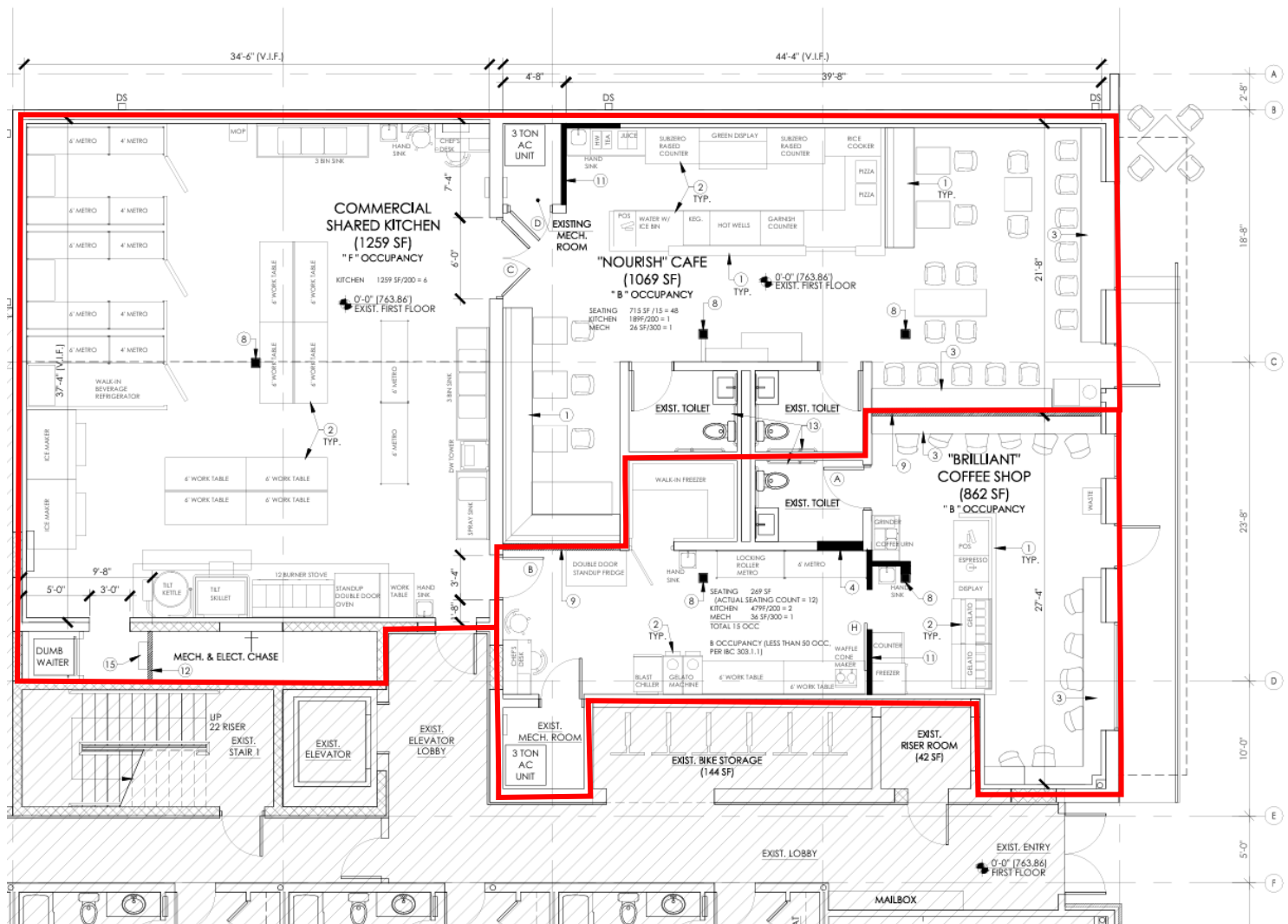
Property Highlights

- Available spaces:
 - Coffee shop (862 SF) – \$2,280/month
 - Café with commercial kitchen (2,328 SF) – \$6,080/month
 - Market (800 SF with possibility of 690 SF addition) – \$2,090/month
- Rent includes CAM, property taxes and insurance. Tenant pays for utilities and interior maintenance.
- Rent also includes use of all personal property – kitchen equipment, tables and chairs, refrigeration, etc.
- 3-way liquor license available for sale for \$250,000 for tenant of the café/kitchen. Owner would maintain a right of first refusal on the license (to keep it at the space).



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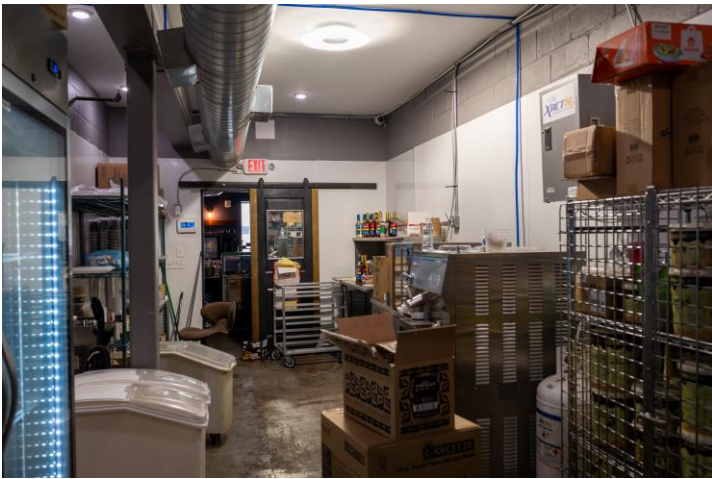
01 FIRST FLOOR PLAN
 A2.1 SCALE: 3/16" = 1'-0"

- **Coffee Shop: 862 SF.** Space includes front and back of house, one restroom, and equipment including walk-in, refrigeration, seating, cash wrap, point of sale equipment, etc.
- **Café/Kitchen: 2,328 SF.** Restaurant space with two restrooms, full commercial kitchen, and bar/counter area with cash wrap. Space includes ansul system/hood, refrigeration, seating, etc.

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Coffee Shop



Size	862 SF
Estimated Rent	\$2,280/month
	Includes CAM, taxes, and insurance. Tenant pays utilities
Notes	Previously Brilliant Coffee Company
Equipment	Espresso machines, coffee brewers, tables/chairs, gelato machine, freezers, countertop oven

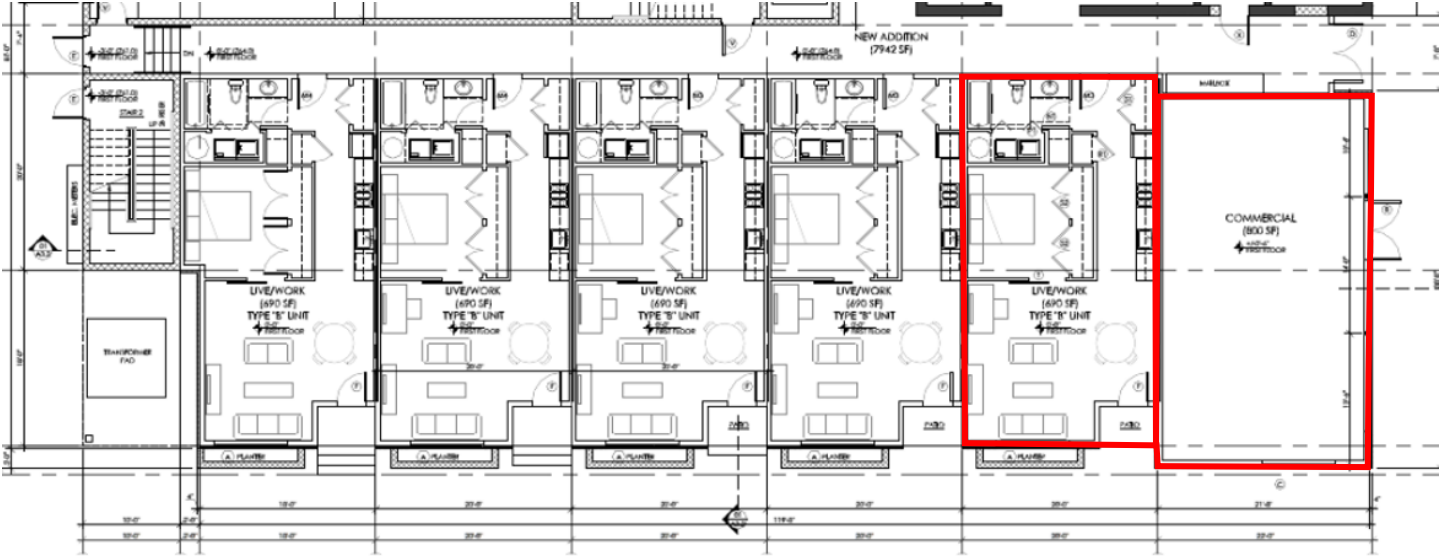
Café / Bar



Size	2,328 SF
Estimated Rent	\$6,080/month Includes CAM, taxes, and insurance. Tenant pays utilities
Notes	Previously Nourish Bar – Asian fusion restaurant and bar
Equipment	Commercial range, chest freezers, refrigerators, kitchen hood ansul system, too much other equipment to list
3-Way License	Available for sale with right of first refusal



Market



Size	800 SF
Estimated Rent	\$2,090/month Includes CAM, taxes, and insurance. Tenant pays utilities
Notes	Previously Capisce Market
Equipment	Cash wrap, point of sale system, shelving, refrigeration

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Commercial FFE & 3-way ATC Permit

The café comes with an available 3-way ATC permit, which permits the sale of beer, wine, and liquor. Recent sales of Monroe County 3-way permits have exceeded \$250k.

Highlighted below are some of the equipment included in the commercial space.

Item Name	Brand
Kitchen Exhaust System	-
Coffee Roaster	Ambex
Walk-in Freezer	Kolpak
Chairs & Barstools	-
Gelato Machine	Frigomat
Countertop Oven	Merrychef
Espresso Machine	Casdio Undici
Refrigerator Displays	TRUE
POS System	Cake POS

