



FOR SALE | 617 S WASHINGTON STREET
NEW PARIS, OH 45347

Property Highlights

- Established turn-key restaurant with strong following
- D1, D2, D3 and D6, which allow beer and wine as well as Sunday liquor sales
- Currently seats 82 customers and has repeatedly filled them all at the same time
- Located close to the Ohio/Indiana state line, and attracts patrons from Preble, Darke and Wayne counties
- Ohio lottery and pull tabs
- Backup generator
- Paved parking lot

OFFERED AT: \$299,000



AVANTCO BOTTLE REFRIGERATOR
2 METAL FLOOR RACKS
ICE BIN
THREE COMPARTMENT SINK
KEGANATOR 8 LINES
DOUBLE COFFEE MAKER
BLENDER
4 HIGHTOP TABLES (4) AND BAR HEIGHT
CHAIRS (27)
13 TABLES AND 54 CHAIRS
6 BOOTHS W/TABLES
3 HIGH CHAIRS
3 SERVING SLINGS
SERVERS STATION
SHELF ON WHEELS
3 MOUNTED TELEVISIONS
DISHWASHER UNIT CMA
3 METAL RACKS
THREE COMPARTMENT SINK
HAND TRUCK
VACUUM CLEANER
AVANTCO FREEZER
6 LARGE METAL STORAGE RACKS
16 STORAGE LOCKERS
6 OUTDOOR PATIO SETS
5 PATIO UMBRELLAS
GENERATOR
PICNIC TABLE
SMOKER
FLATTOP GRILL
INTERCHANGEABLE SIGN
RAILING AND BUSINESS CARD HOLDERS
LIGHTED SIGNS (2)
WINDOW AC
HOTWATER TANK
SOFT WATER SYSTEM
LADDER
3 LARGE STAINLESS STEEL PREP TABLES
ICE MACHINE
2 COMPARTMENT SINK
3 REFRIGERATED PREP TABLES
2 MICROWAVES
2 FOOD WARMERS
ALTO-SHAM FOOD WARMER
2 PORTABLE FOOD WARMERS
WARMING DRAWER
2 BUS CARTS
FLATTOP GRILL
CHARBROILER
STOVETOP
2 FRYERS
HENNY PENNY BROASTER

SINGLE DOOR FREEZER
DOUBLE TABLETOP FRYER
BAKERS PRIDE COMMERCIAL OVEN
STAINLESS STEEL SHELVING
FOOD LAMPS
2 LARGE STORAGE SHELVES
2 STAINLESS STEEL TABLES
ICE BINS
2 BOOK SHELVES
DESK AND CHAIR
CAMERA MONITORING EQUIPMENT
3 FILING CABINETS
AVANTCO SLICER
MIXER
SMALL CABINET
TRASHCANS (10)
FOOD BLENDER
ARTWORK IN DINING ROOM AND BATHROOMS
LARGE PEPSI REFRIGERATOR – WAS THERE WHEN WE
PURCHASE, NEVER SIGNED A CONTRACT
CONSUMBLE STOCK/INVENTORY, NEGOTIABLE.
MISCELLANEOUS DINING DISHES AND
SILVERWARE/UTENSILS, POTS & PANS, CUPS/GLASSES,
STORAGE CONTAINERS, BROOMS/MOPS/MOP BUCKETS,
ETC.

SQUARE SYSTEM (2) WITH CASH BOXES – CONTRACT
ENDS WITH SQUARE AT THE END OF JULY.
CINTAS – 5 YEAR CONTRACT ENDS SEPTEMBER 2029
(CAN POTENTIALLY CANCEL THIS IF SOLD?)
ALLPEST – NO CONTRACT
PROTEK – NO CONTRACT
BRADLEY FIRE – NO CONTRACT
SYSCO – NO CONTRACT
PIAZZA – NO CONTRACT
PEPSI – NO CONTRACT
HEIDELBERG – NO CONTRACT
BONBRIGHT – NO CONTRACT
EATON WINE & SPRITS – NO CONTRACT
OLDE SCHOOLHOUSE WINERY – NO CONTRACT
RUMPKE – NO CONTRACT
DARPRO – NO CONTRACT
OHIO LOTTERY – CONTRACT WILL NEED TO BE SET UP
WITH NEW OWNERS
TOUCHTUNES/CLAW MACHINE – CONTRACT WILL NEED
TO BE SET UP WITH NEW OWNERS
PULLTABS – CONTRACT WILL NEED TO BE SET UP WITH
NEW OWNERS
AES, CENTERPOINT, NEW PARIS UTILITIES, SPECTRUM –
NO CONTRACT
LIQUOR & FOOD SERVICE LICENSES WILL NEED TO BE
TRANSFERRED.



617 S WASHINGTON STREET | FOR SALE
NEW PARIS, OH 45347 | SALE

2025 DEMOGRAPHICS	2 MILE	5 MILE	10 MILE
POPULATION	3,032	17,424	58,064
HOUSEHOLDS	1,248	7,350	24,207
HH INCOME	\$68,385	\$79,934	\$70,418

IRONGATE INC., REALTORS Commercial Marketing Package Disclaimer

The material contained in this Marketing Package is confidential and for the purpose of considering the purchase or lease of the Property described herein. It is subject to the terms and provisions of any Confidentiality Agreement signed by the recipient of this material, and is not to be used for any purpose or made available to any other person without the express written consent of Irongate Inc. Realtors ("Broker").

This Marketing Package was prepared by Broker solely for the use of prospective Purchaser / Lessee of this property (the "Property"). Neither Broker, the "Seller/Landlord" nor any of their respective officers, employees or agents, make any representation or warranty, express or implied, as to the completeness or the accuracy of the material contained in the Marketing Package or any of its contents, and no legal commitments or obligations shall arise by reason of this package or any of its contents. Seller/Landlord reserves the right to eliminate any portion or all of the Property from any offer for sale or lease at any time prior to the completion of a binding contract of sale executed by both Seller/Landlord and a prospective Purchaser / Lessee.

Prospective Purchaser / Lessee of the Property are advised (i) that changes may have occurred in the condition of the Property since the time of this Marketing Package or the financial statements therein were prepared and that (ii) all financial projections are provided for general reference purposes only in that they are based on assumptions relating to the general economy, competition, and other factors beyond the control of Broker and the Seller/Landlord and, therefore, are subject to material variation. Prospective Purchaser / Lessee of the Property are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

The Marketing Package is a solicitation of interest only and is not an offer to sell the Property. The Seller/Landlord and Broker expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and expressly reserve the right, at their sole and exclusive discretion, to terminate discussions with any entity at any time with or without reason notice, and with reason or for no reason. The Seller/Landlord shall have no legal commitment or obligations to any entity reviewing the Marketing Package or making an offer to purchase the Property unless and until a written agreement satisfactory to the Seller/Landlord has been fully executed, delivered, and approved by the Seller/Landlord and any conditions to the Seller/Landlord thereunder have been satisfied or waived.

This Marketing Package is confidential. By accepting the Marketing Package, you agree (i) that you hold and treat the Marketing Package and its contents in the strictest confidence, (ii) that you will not reproduce or duplicate any part of the Marketing Package, (iii) that you will not disclose the Marketing Package or any of its contents to any other entity without the prior written authorization of Broker, (iv) that you will not use the Marketing Package in any fashion or manner detrimental to the interest of the Seller/Landlord or Broker and (v) that you will not contact the Seller/Landlord or their employees, tenants, customers, clients or patients directly without prior written consent and authorization from the Seller/Landlord.

The terms and conditions stated in this section will relate to all of the sections of the package as if stated independently therein. If, after reviewing this package, you have no further interest in purchasing or leasing the Property at this time, please return all materials you received relating to the Property to the Broker as notice that you have no further interest in pursuing the property.