

FOR SALE Restaurant +/- 10,500sf

Price: \$4,250,000 (\$405/sf)

Property Features

- ★ FULLY FURNISHED RESTAURANT
(Current operator moving locations)
- ★ FULLY EQUIPPED KITCHEN
- ★ FF&E INCLUDED
- ★ Maximum Capacity: 299 persons
- ★ 2 Outdoor Patios
- ★ 2,500sf Event Room *equipped with stage, lighting & Sound*
- ★ 2 - 1500 Gal. Grease Traps
- ★ 4 Walk-in Coolers
- ★ 2 Walk-in Freezers
- ★ 2 Dry Storage Rooms
- ★ 80+ Parking spaces
- ★ 1.53 Acres
- ★ Renovated 2024
- ★ Roof replaced 2016
- ★ Easy Access to I-285 & PIB

JONES BROKERS
REALTY

6365 Peachtree Industrial Blvd
Doraville, GA 30360



Korey Jones, CCIM
Jones Brokers Realty, LLC
Cell: 678 525 4644
Office: 404 220 8001
broker@JonesBrokers.com
www.JonesBrokers.com

*Information herein is deemed accurate but cannot be guaranteed.

Doraville Restaurant

Aerial View



Restaurant Site

Doraville City Hall
& Police Department

LUMEN
DORAVILLE



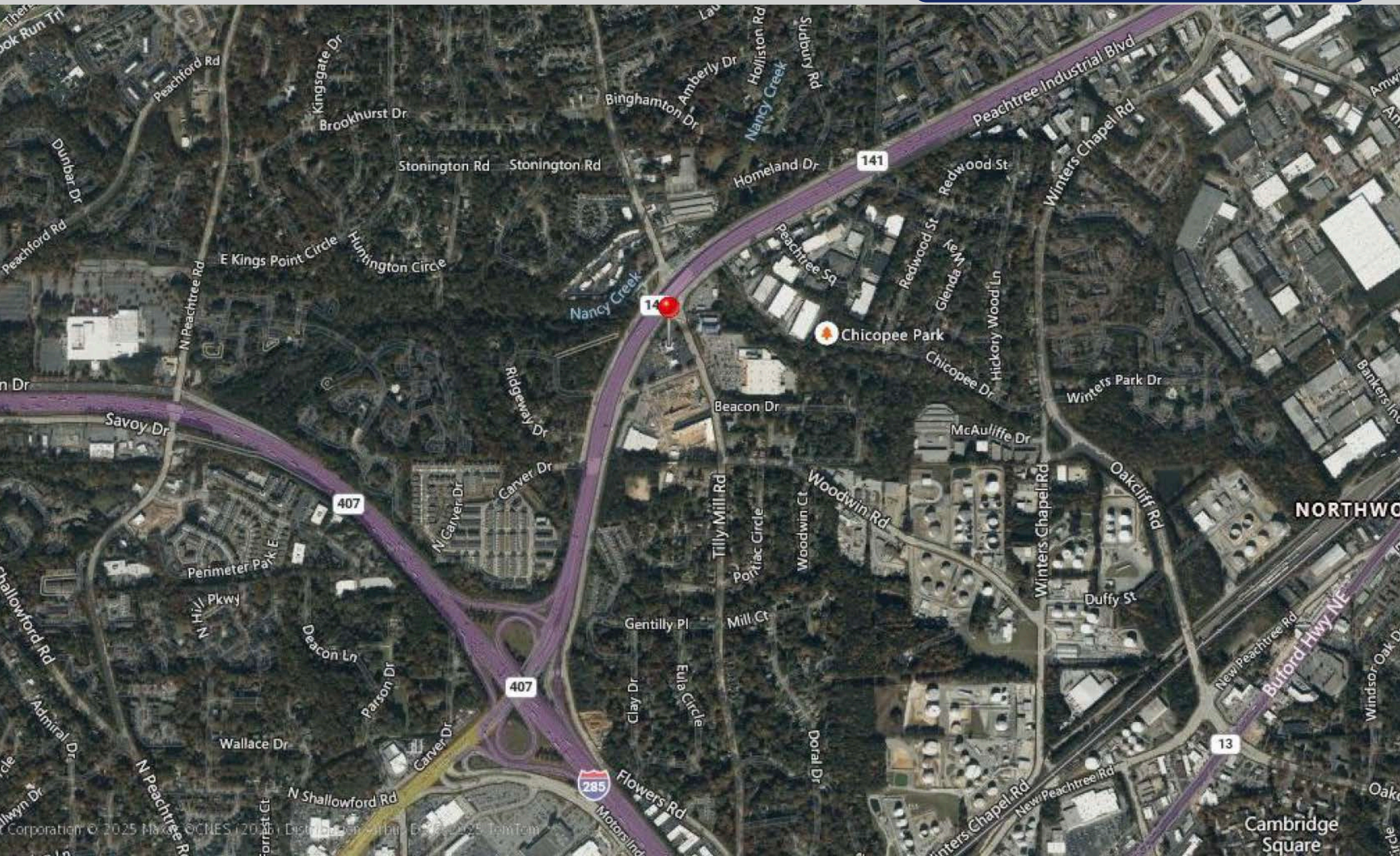
Korey Jones, CCIM

Jones Brokers Realty, LLC GA Firm #: 63174

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Doraville Restaurant

Aerial Location



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Doraville Restaurant

Front Exterior



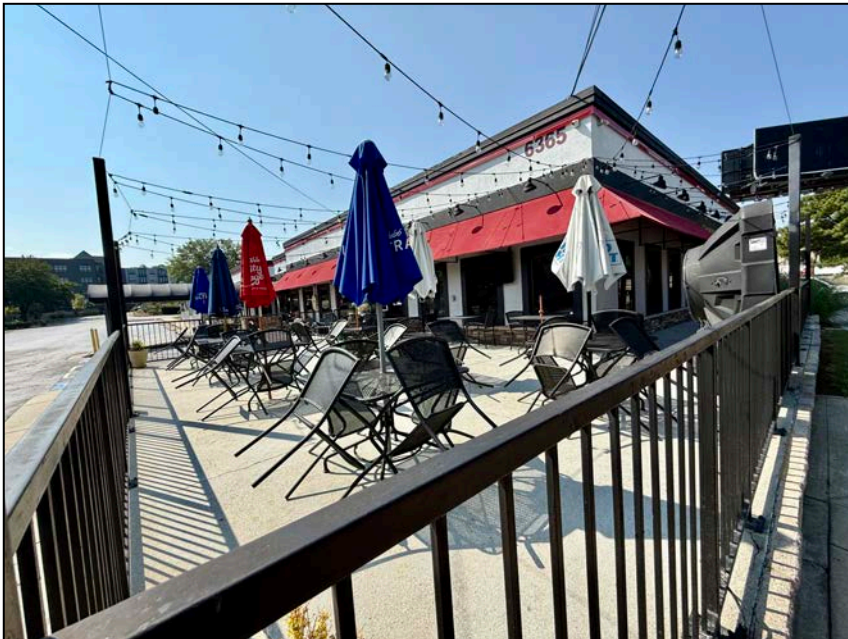
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Doraville Restaurant

Exterior Patios



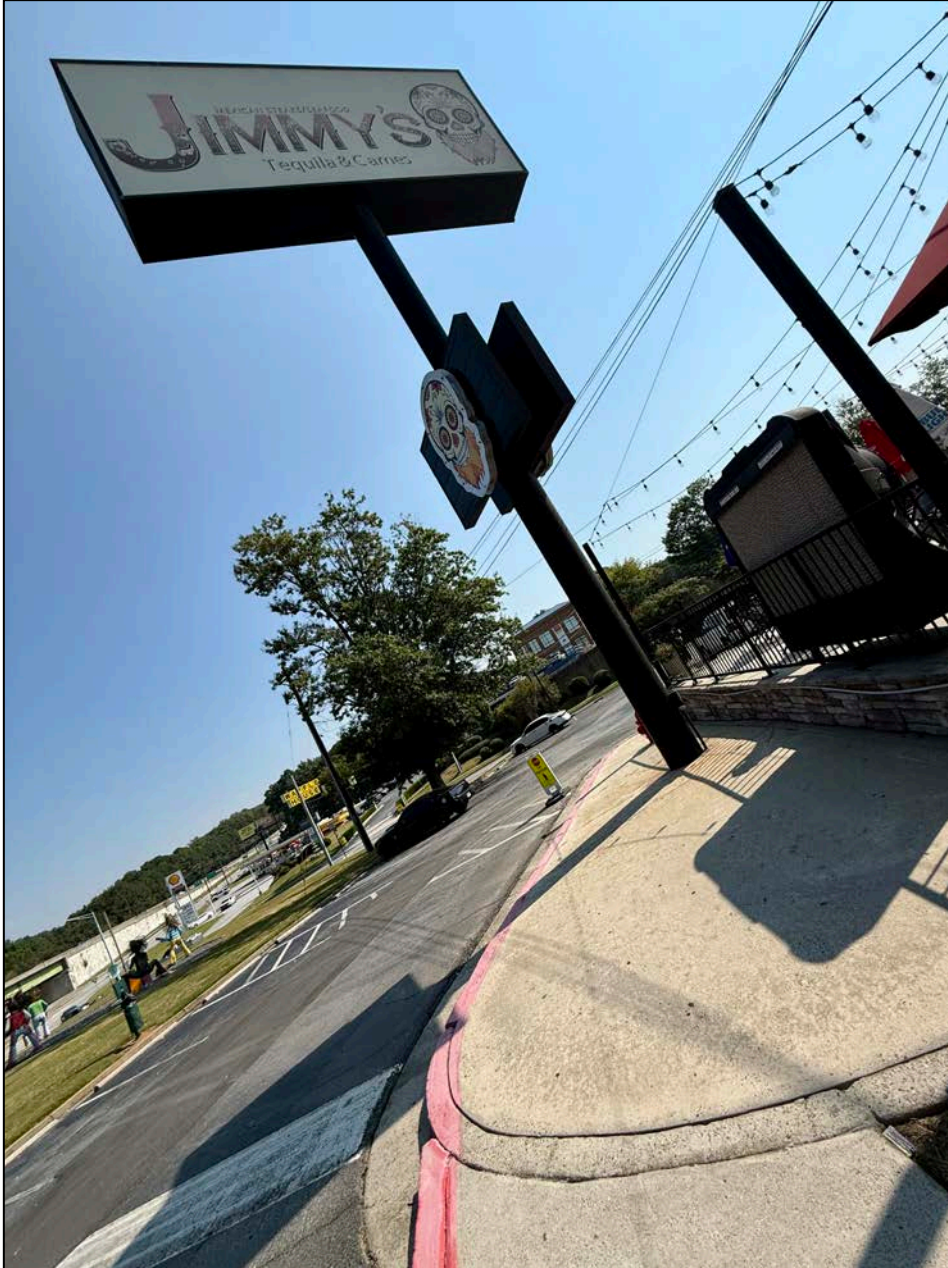
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Doraville Restaurant

Exterior



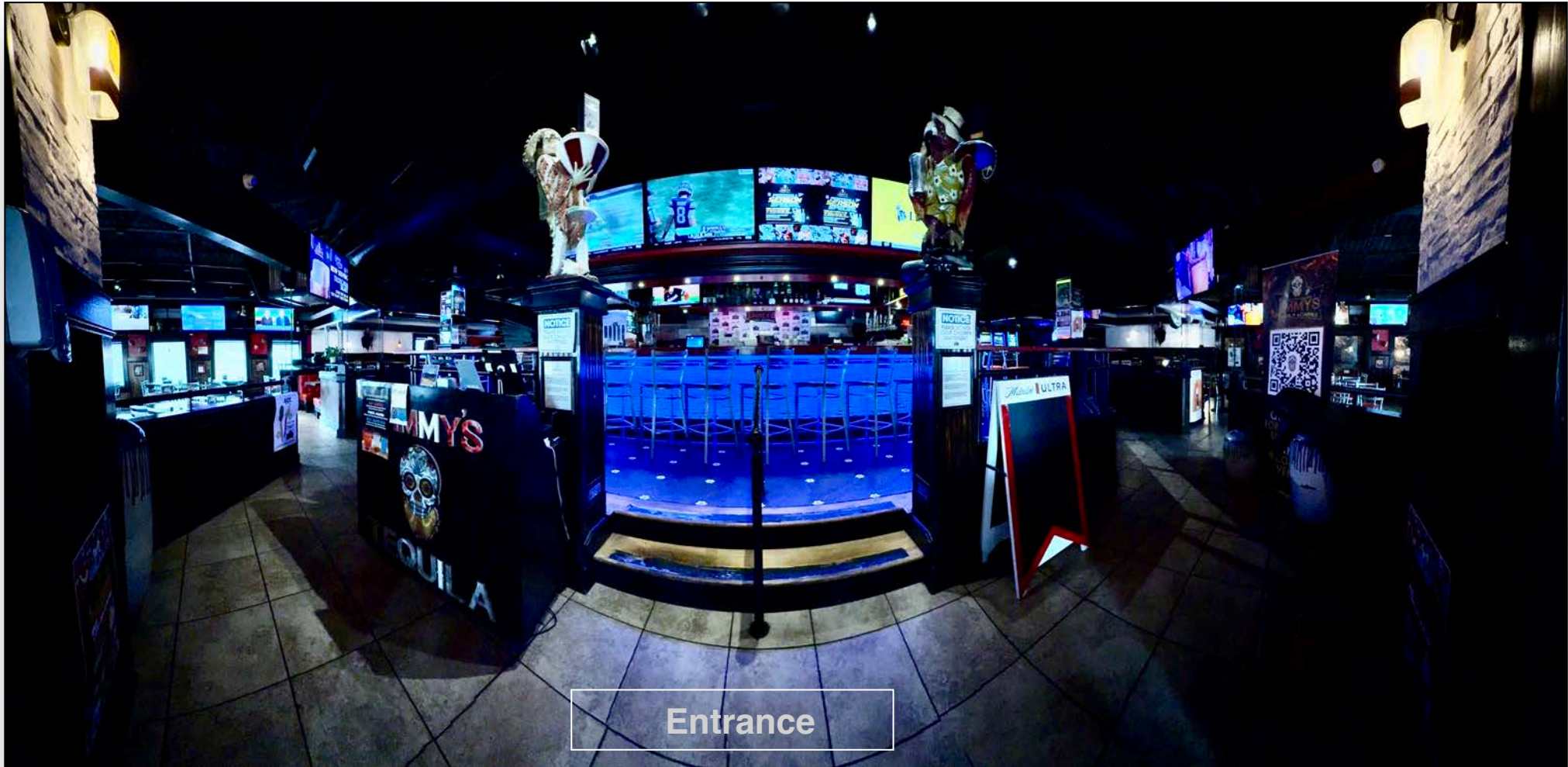
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Doraville Restaurant

Seating Areas



Entrance



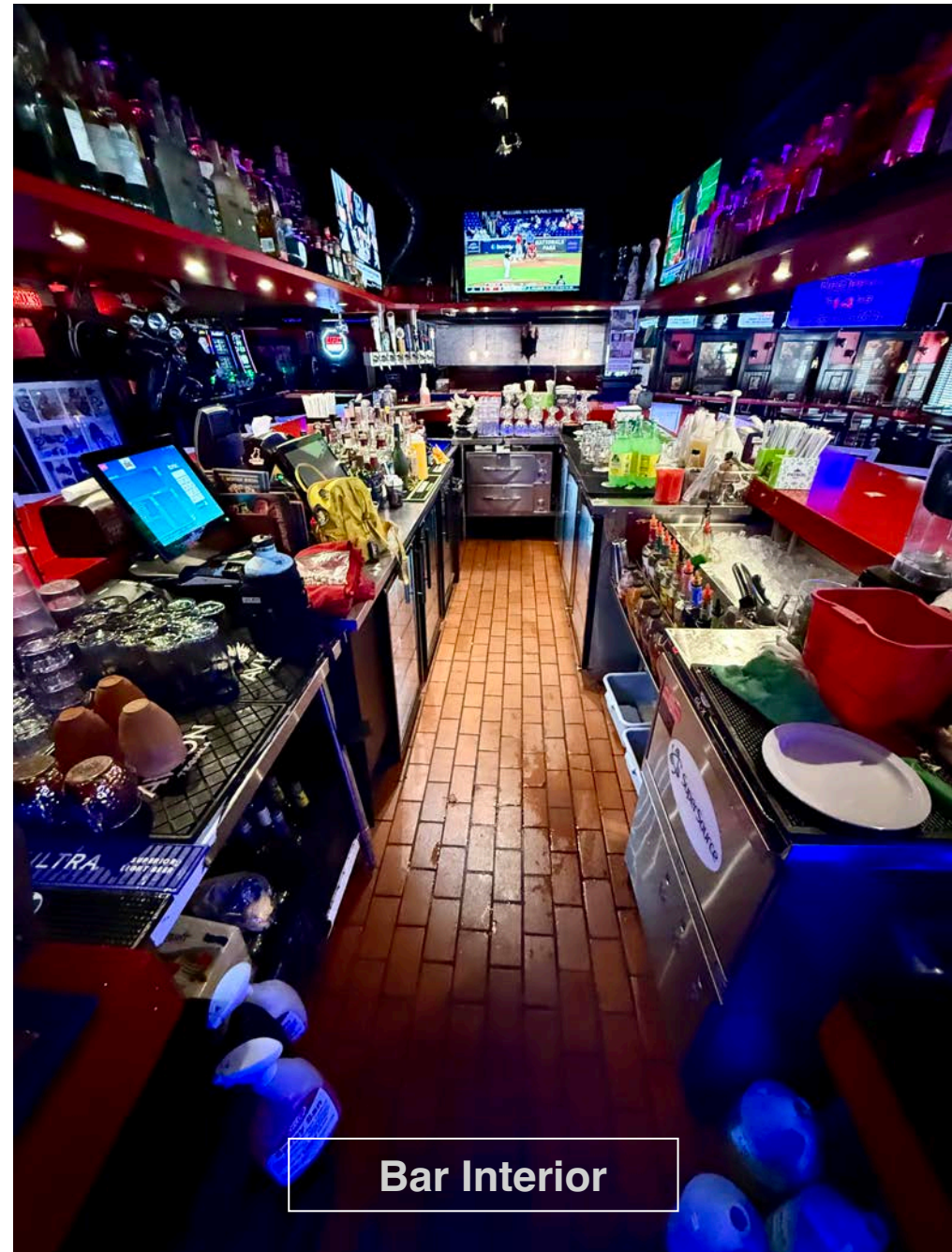
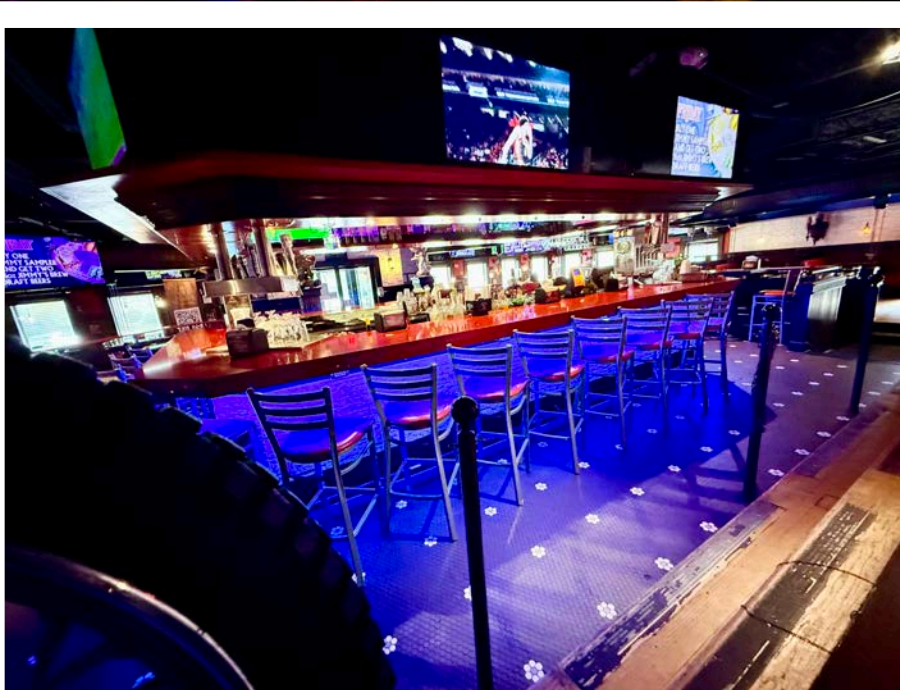
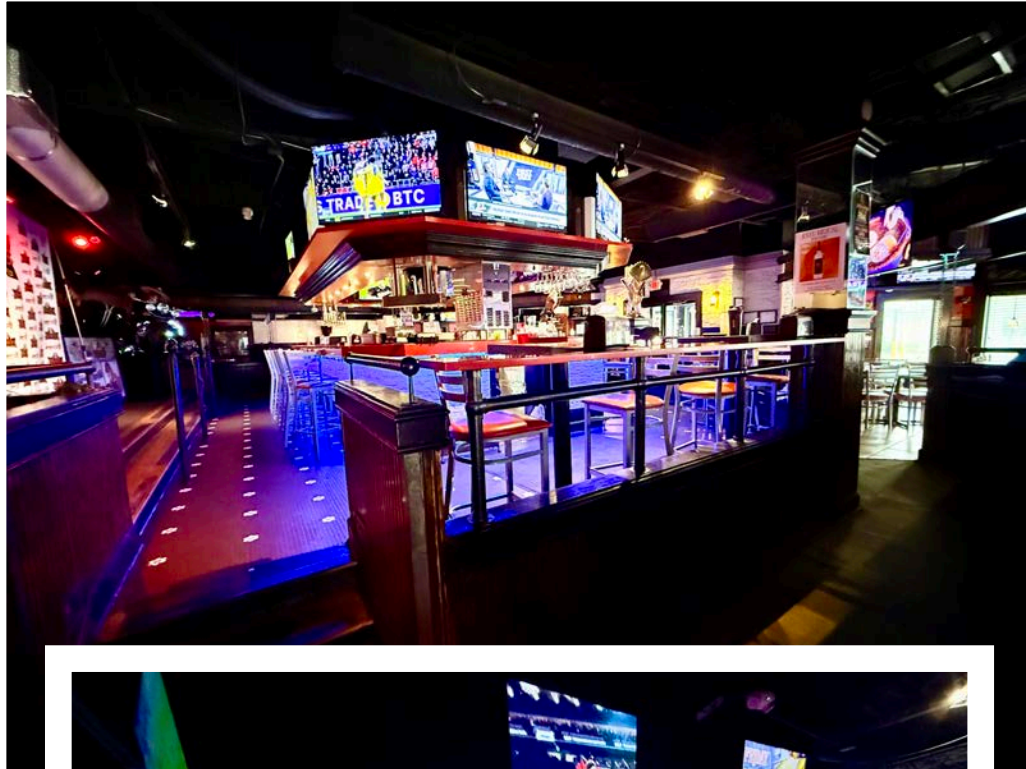
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Doraville Restaurant

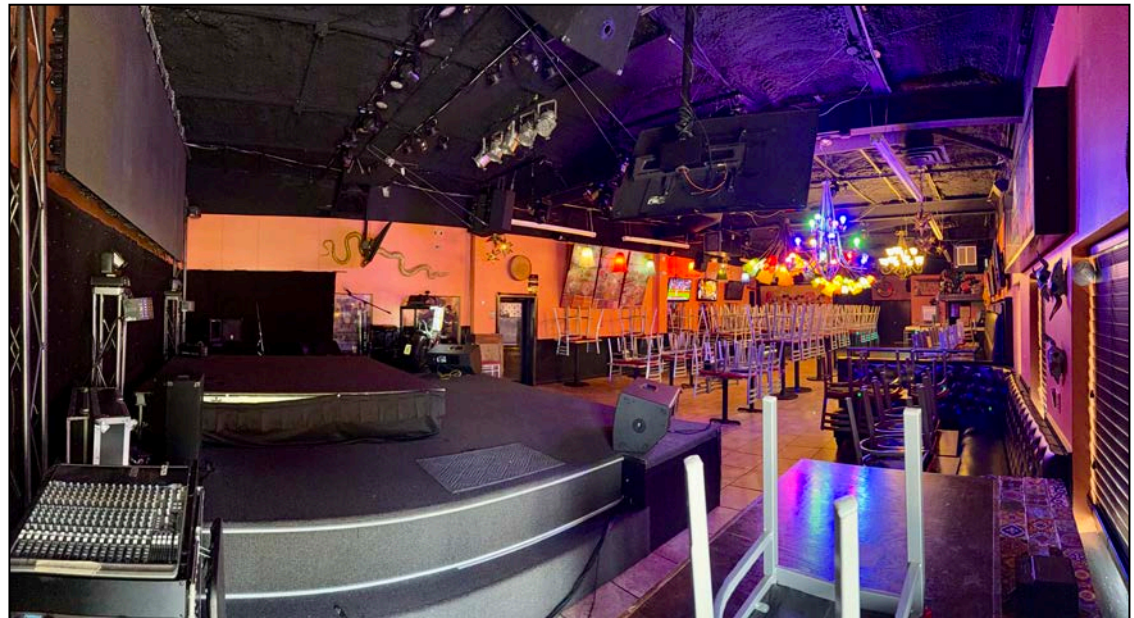
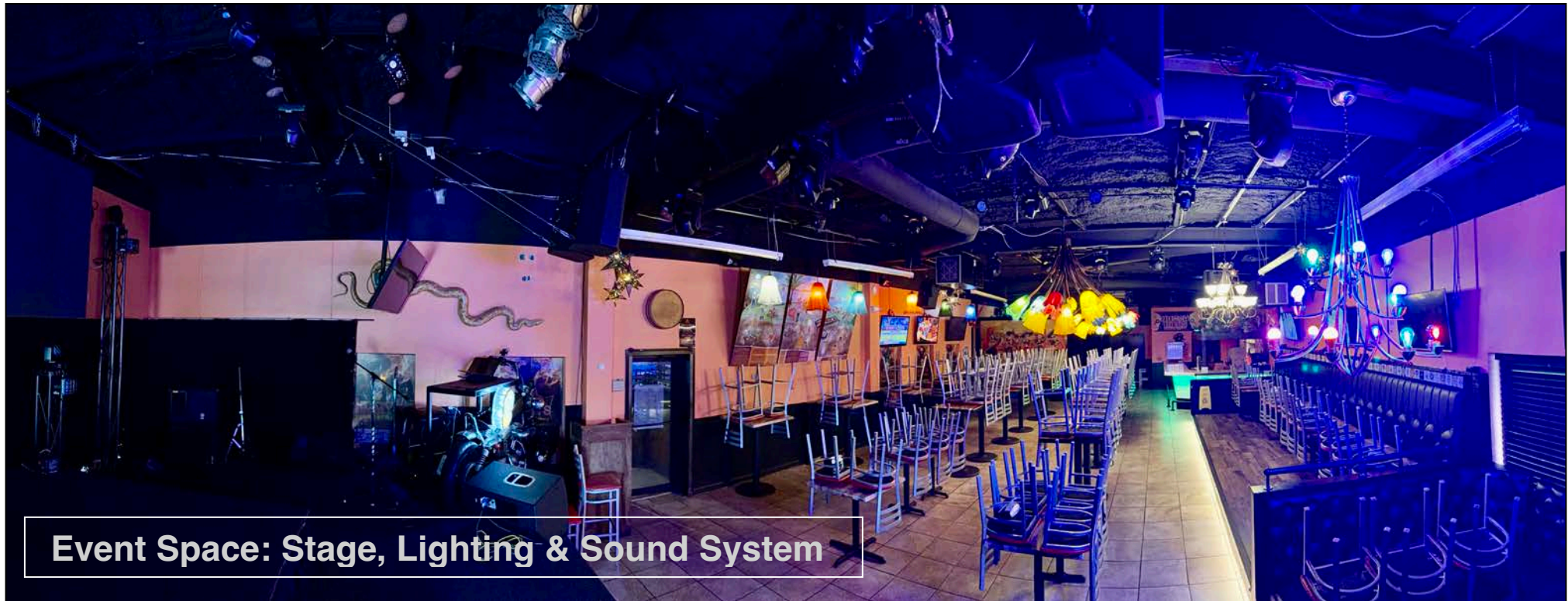
Bar Area



Bar Interior

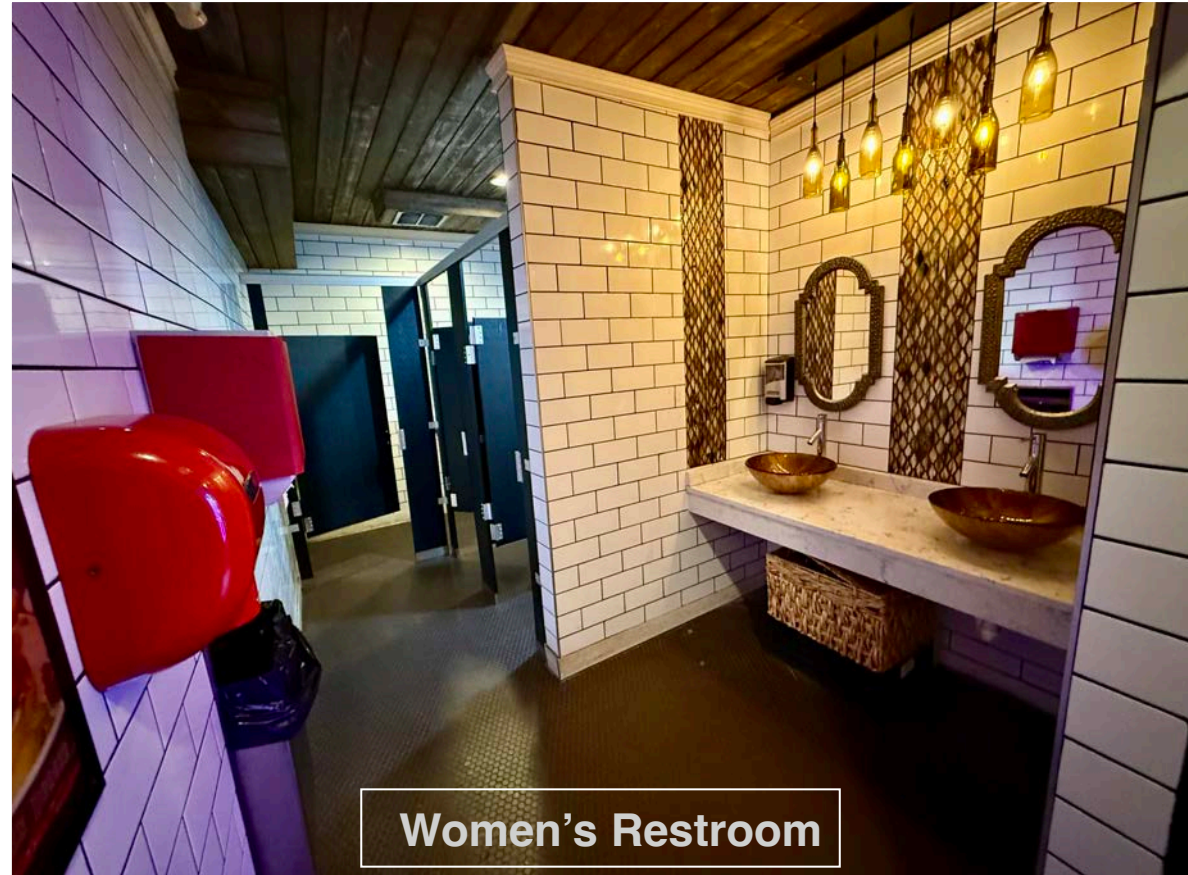
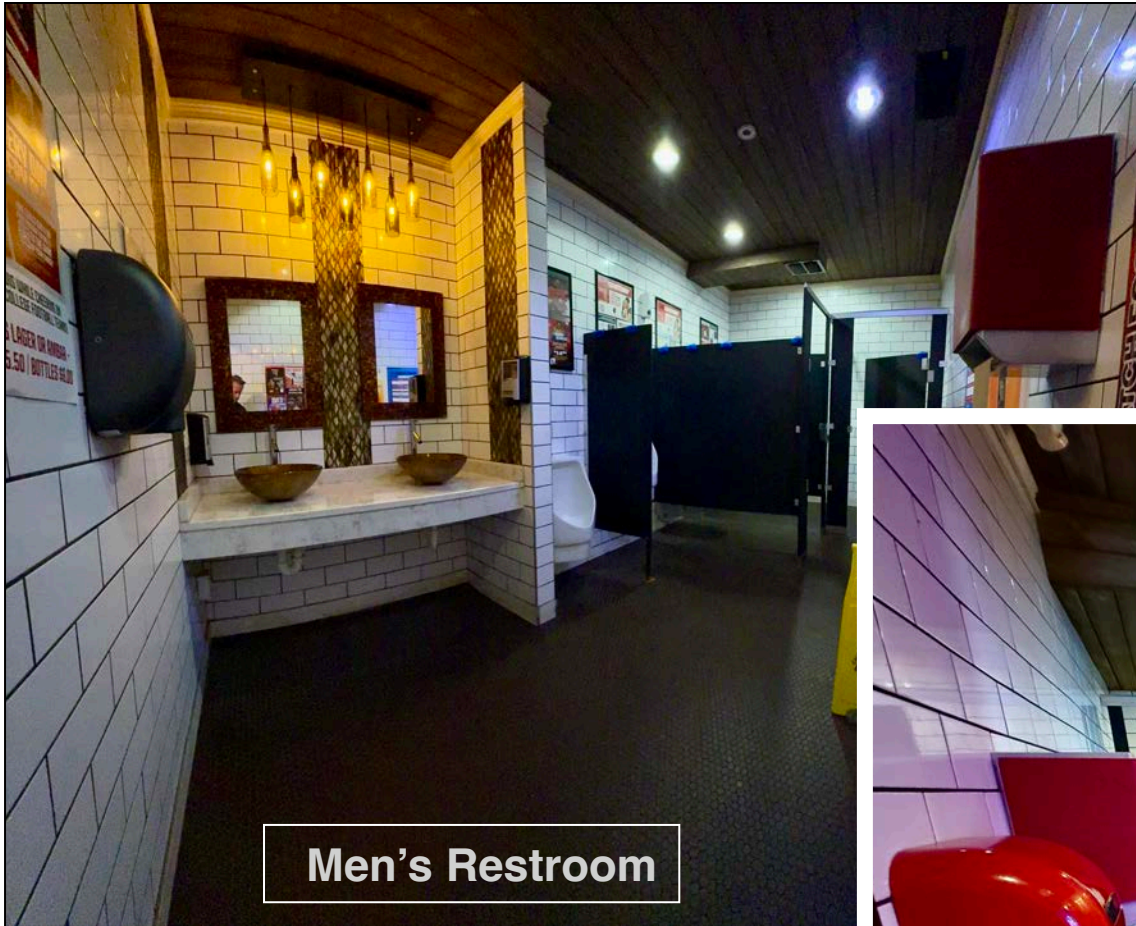
Doraville Restaurant

Event Space +/-2,500sf



Doraville Restaurant

Restrooms



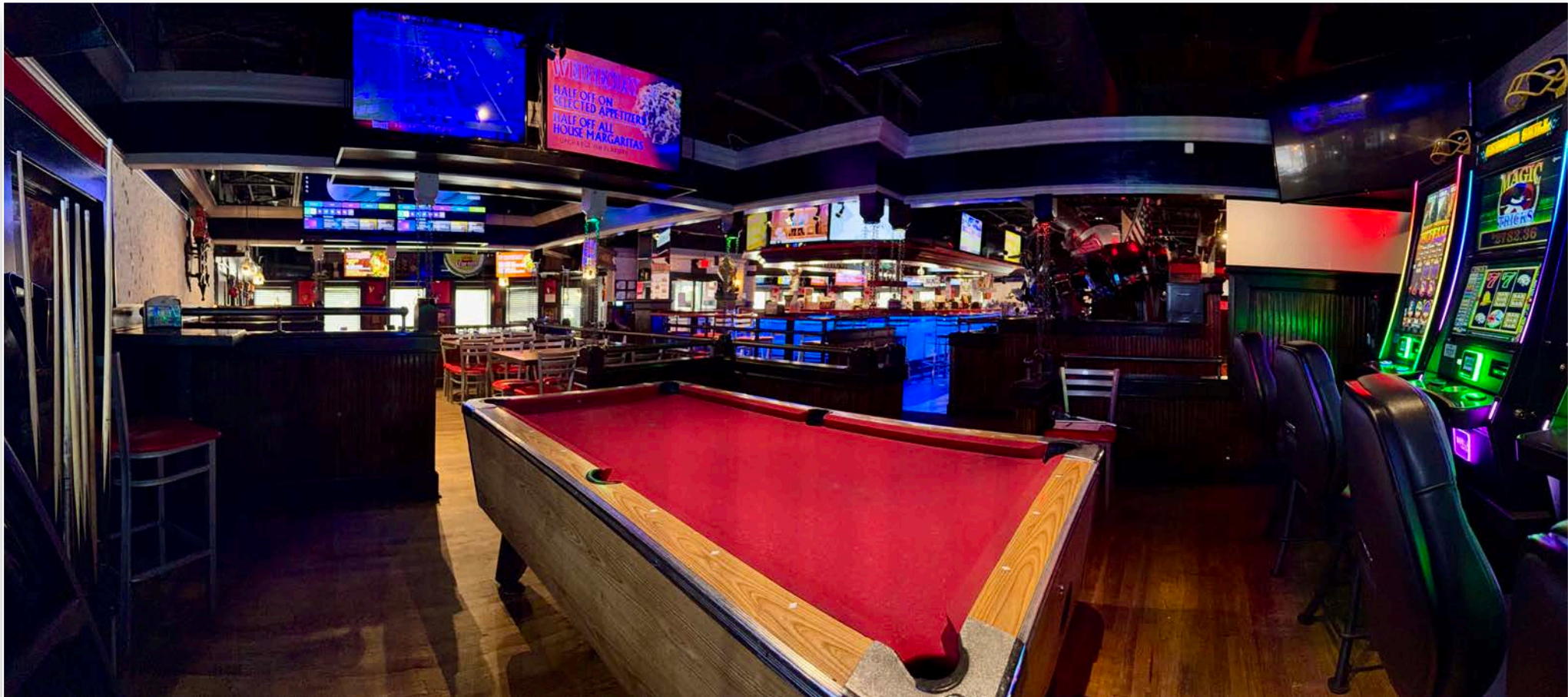
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Doraville Restaurant

Gaming Area



Doraville Restaurant

Seating Areas



Doraville Restaurant

Seating Areas



Doraville Restaurant

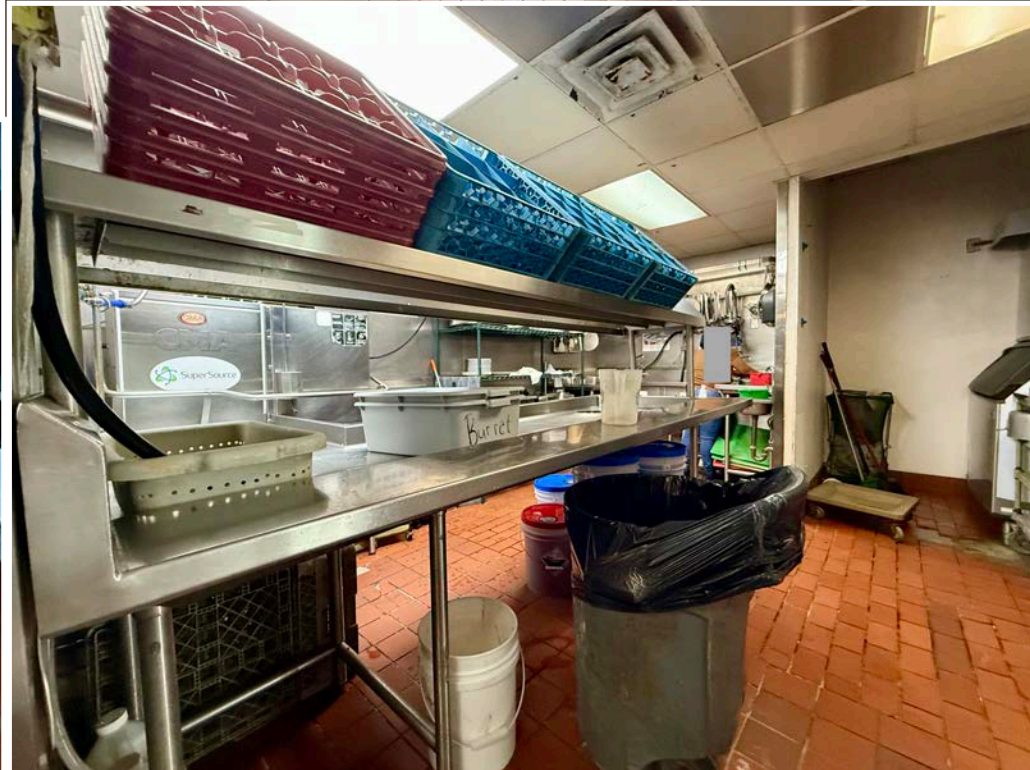
Photos



Service Window

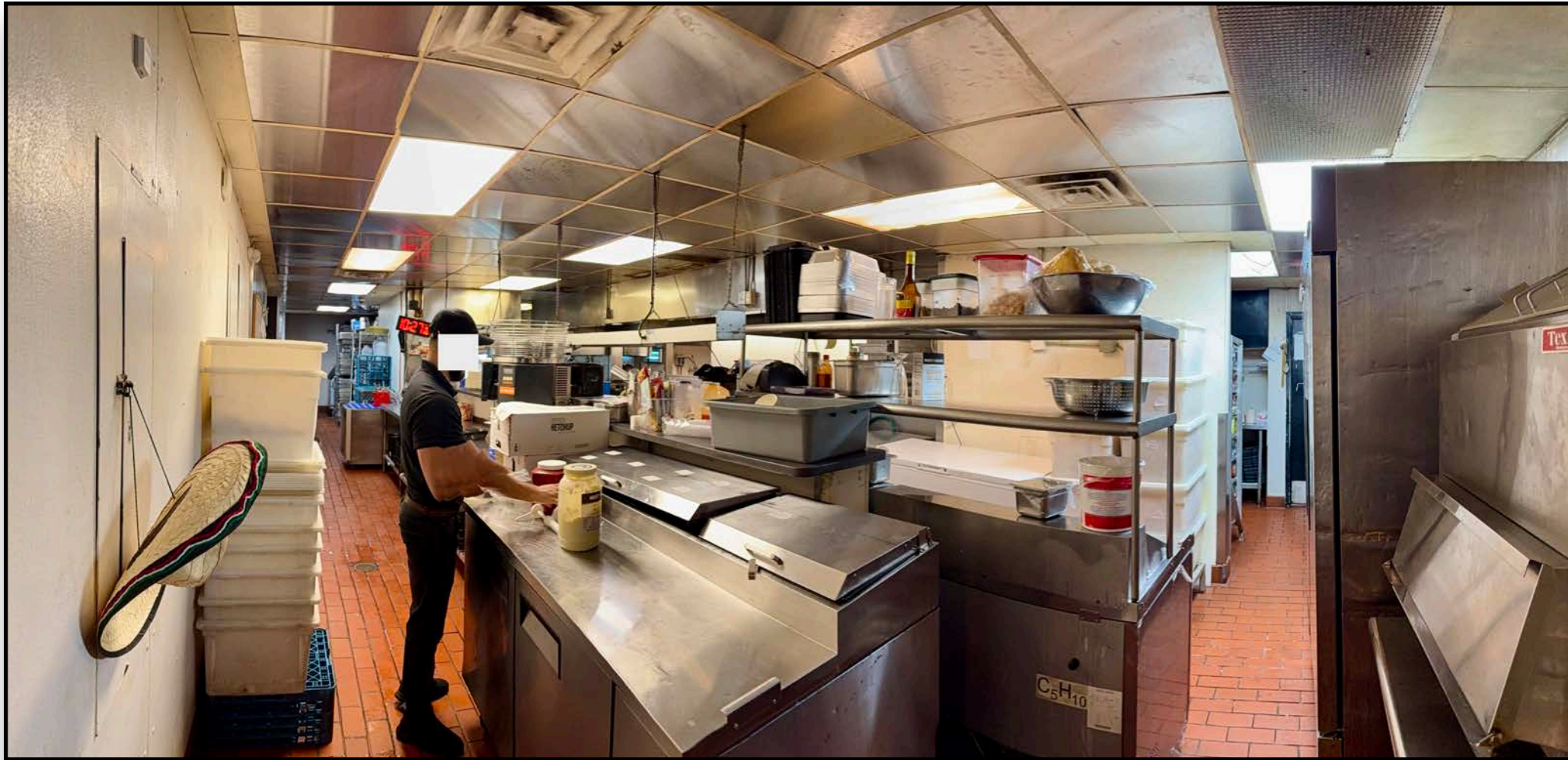
Doraville Restaurant

Kitchen



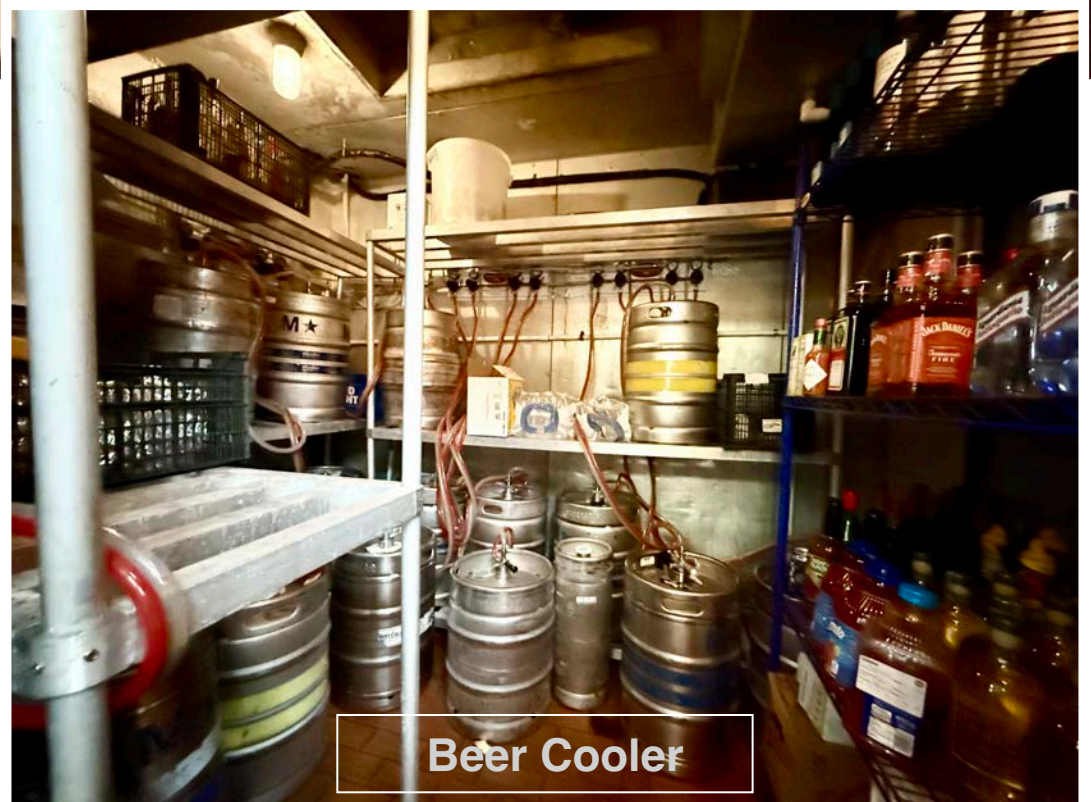
Doraville Restaurant

Kitchen



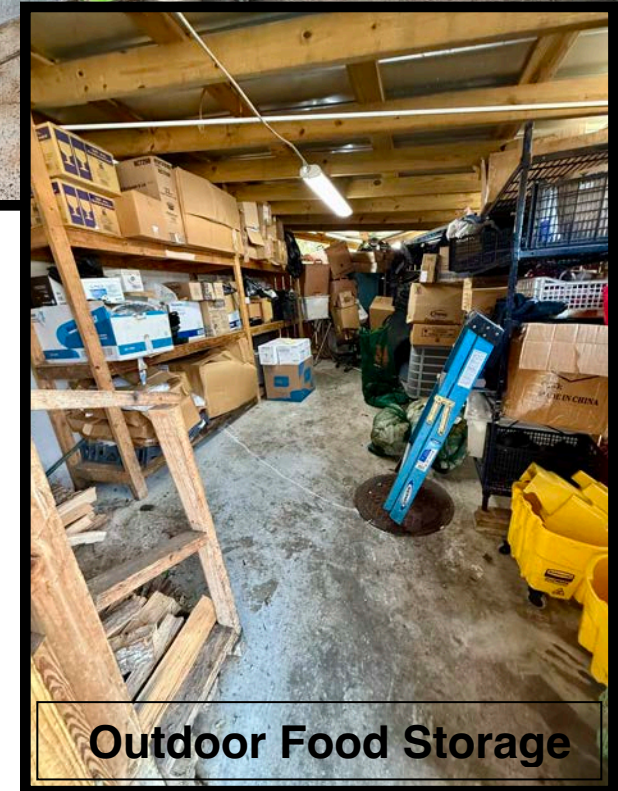
Doraville Restaurant

Cooler's / Storage



Doraville Restaurant

Cooler's / Storage



Doraville Restaurant

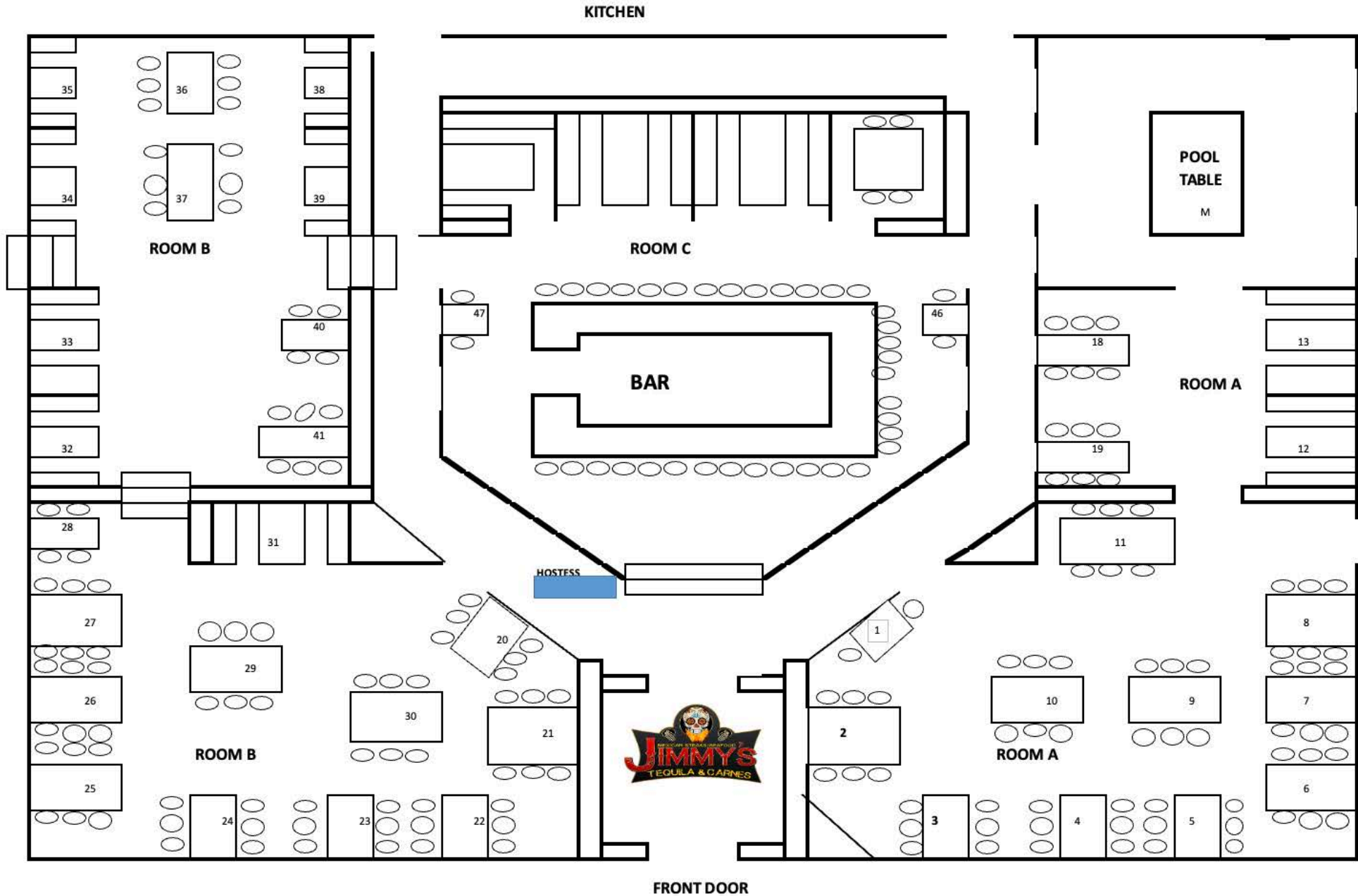
Trash Area

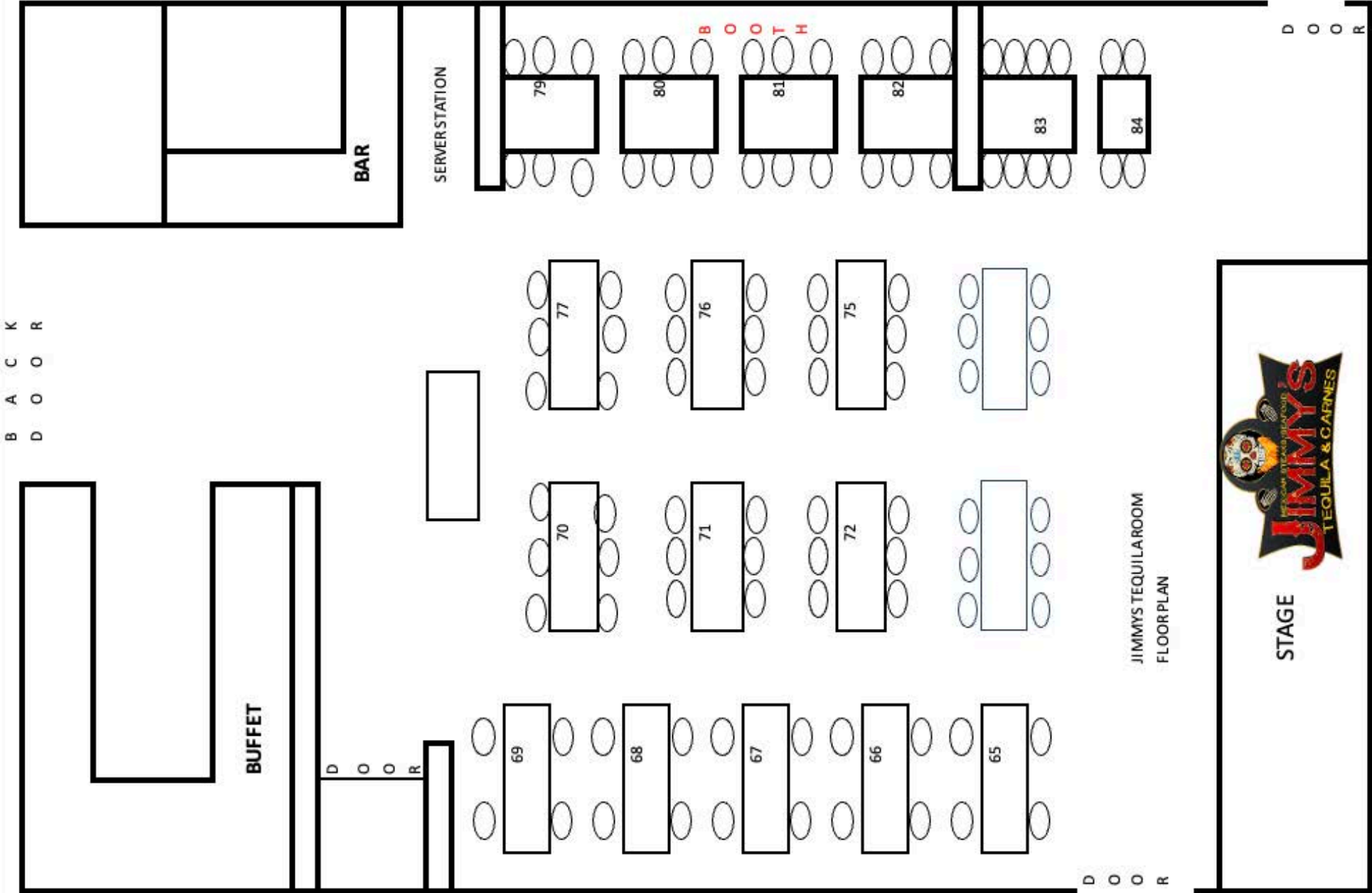


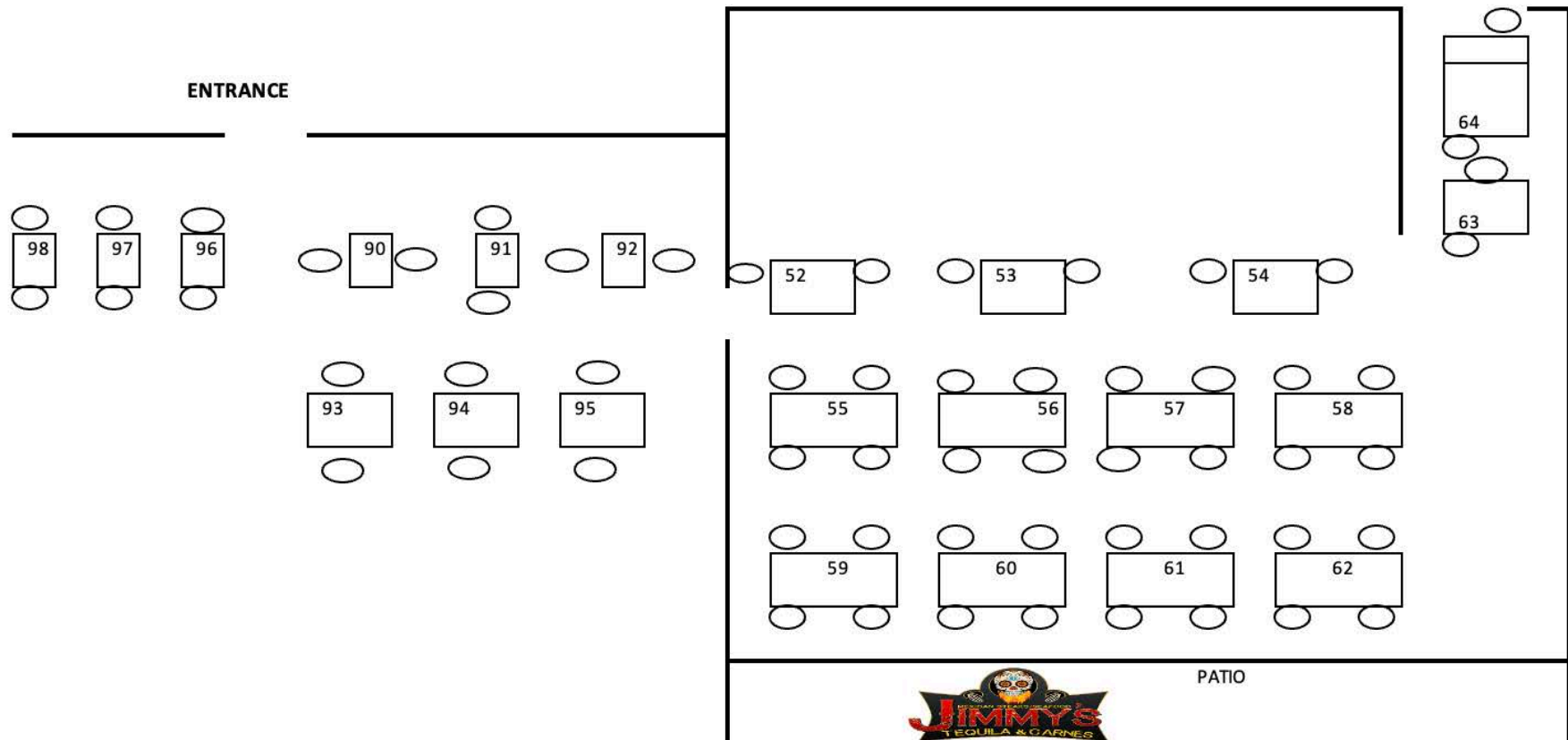
3- Gated Trash Area

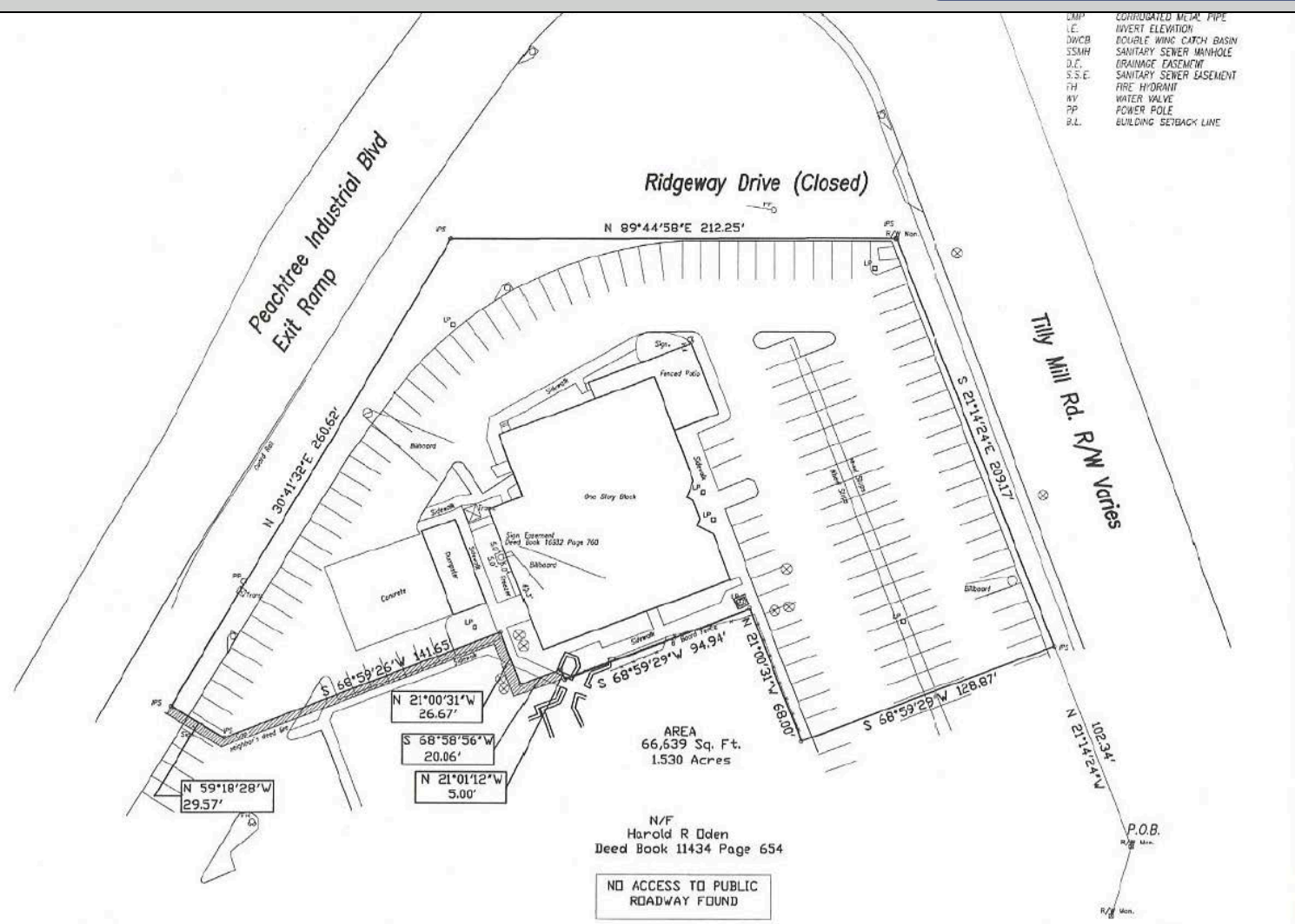
Doraville Restaurant

Floor Plan - Main Seating









SURVEYOR'S CERTIFICATE:

TO FDC AND PRESCIENT ASSET MANAGEMENT
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND
SURVEY OF ON WHICH IT'S BASED WERE MADE IN ACCORDANCE WITH THE 2011
MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TIE SURVEYS,
JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND ASPS, AND INCLUDES ITEMS
1,2,3,4,6,8,9,13,14,16 AND 17 OF TABLE A THEREOF. THE FIELD WORK WAS
COMPLETED ON OCTOBER 3, 2012
DATE OF PLAT OR MAP: OCTOBER 16, 2012



DANIEL F. CONROY RLS 2350
GEORGIA REGISTER LAND SURVEYOR

NOTES:
ALL IRON PINS INDICATED AS SET
(IPS) ARE 1/2" REBAR RODS.
THIS SITE IS NOT LOCATED WITHIN 500 FEET OF
A NATIONAL GEODETIC SURVEY MONUMENT.
FIELD INFORMATION FOR THIS SURVEY WAS
OBTAINED WITH A 5 SECOND THEODOLITE
AND AN ELECTRONIC DISTANCE METER.
THE FIELD DATA UPON WHICH THIS MAP
OR PLAT IS BASED WAS A CLOSURE
PRECISION OF ONE FOOT IN 20,000 FEET
AND AN ANGULAR ERROR OF 1 SECOND
PER ANGLE POINT AND WAS ADJUSTED BY
LEAST SQUARES.
THIS MAP OR PLAT HAS BEEN CALCULATED
FOR CLOSURES AND IS FOUND TO BE
ACCURATE WITHIN ONE FOOT IN 100,000 FEET.
THIS PROPERTY DOES NOT LIE WITHIN
A FEDERAL FLOOD HAZARD AREA AS
PER FPMR NO. 1200000010101



ALTA/ACSM LAND TIE SURVEY FOR:			
SURVEYING SERVICES BY:			
conroy & associates, P.C.			
LAND LOT: 342	SURVEYED: 10-3-12		
DISTRICT: 1019	DRAWN: 10-16-12 BY: #6		
COUNTY: DeKalb	SCALE: 1"=30'		
Deed Book: 21809 Page: 309	4100-117		
6305 Peachtree Industrial Blvd.	Supp. H&A 30518		
	7/10/13		
	www.conroy.com		
AN093			