



# OUTSTANDING SAN RAFAEL TURNKEY RESTAURANT PROPERTY + RENTAL INCOME x TWO HOMES

**PRICE REDUCED \$150K!  
MOTIVATED SELLER!**



**Main Restaurant: ±2,426 SF**  
**Restaurant Storage/Office Building:**  
**±1,349 SF**  
**2 Mabry Way: ±1,488 SF**  
**8 Mabry Way: ±1,093 SF**  
**Total: ±6,356 SF**

**10% Down SBA Financing Available**

**\$1,850,000**  
**[WAS \$2,000,000]**

**ALL CASH TO SELLER AT COE**

**±22,314-SF PARCEL**

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Located within the Marin County jurisdiction, Santa Venetia neighborhood, also 2 Mabry Way and 8 Mabry Way. One mile from the [Marin County Civic Center](#) and [101 Freeway](#).

Tremendous and unprecedented opportunity for a restaurateur or investor! For over 50 years the home of the renowned Le Chalet Basque restaurant. Currently in operation and fully equipped. Seating for 179 people, including a wonderful outdoor patio area.

Full bar with liquor license available under separate agreement. Two large indoor seating areas allow for private parties and business meetings.

[DOWNLOAD SBA  
FINANCING PRO FORMA](#)



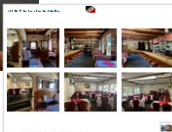




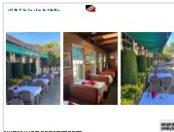
Business operators will benefit from 26 off-street parking spaces with ample on-street parking as well. Additional office/storage building serves the restaurant. The homes, 2 Mabry, a 4-BR/2-BA, and 8 Mabry, a 3-BR/2-BA, deliver monthly rental income of  $\pm$ \$7,500.

Available 10% down SBA financing potentially to include the cost of repositioning the current restaurant theme.

Outstanding location for brew pub scene, pizza, Mexican and many other concepts. Occupancy costs for restaurant will be very low after factoring in the income from the two residential rental properties.



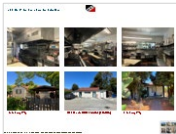
















8 Mabry Way



Restaurant Office & Storage Building



2 Mabry Way





## 2 & 8 Mabry San Rafael CA



2 Mabry Way



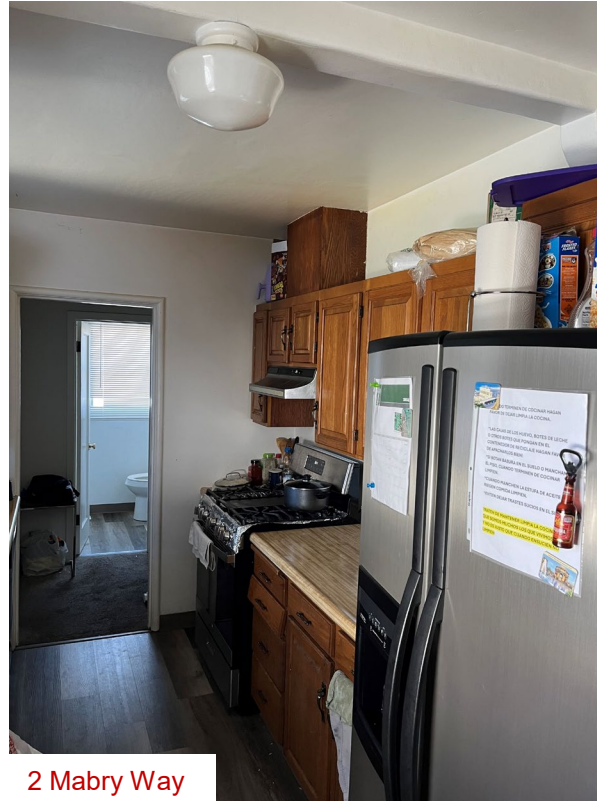
2 Mabry Way



8 Mabry Way



2 Mabry Way



2 Mabry Way



2 Mabry Way





