



Leasing
Opportunity

135 York Street SE

HISTORIC DOWNTOWN AIKEN

TURNKEY RESTAURANT & HOSPITALITY VENUE

Rare opportunity to lease a fully equipped, two-story restaurant equipped with all FF&E, multiple dining rooms, bars on both floors, and outdoor patio.

SF

± 3,450

Floors

2

FF&E Incl.

Asset
Purchase

Available

02' 26



THE OPPORTUNITY

Proven, Restaurant | Ready Now, Hospitality

Fully built out hospitality venue has exclusively served downtown Aiken, SC for over two decades. This beloved Aiken destination features a full commercial kitchen, espresso station, granite countertops, and a formal dining room with hardwood floors throughout. On the second floor, guests can be treated to a dedicated bar, private event space, and charming porch overlooking the tree-lined streets of Aiken. Situated on one of downtown Aiken's most charming streets, 135 York Street SE benefits from consistent foot traffic, proximity to the premier shopping and dining corridor along Laurens Street, and the cultural draw of Aiken's renowned equestrian community.

Dining

Indoor & Outdoor

Inventory

Part of Asset Purchase

Kitchen

Commercial – Restaurant

Bars

Full & Espresso/Service

Lot Size

± 0.40 acres

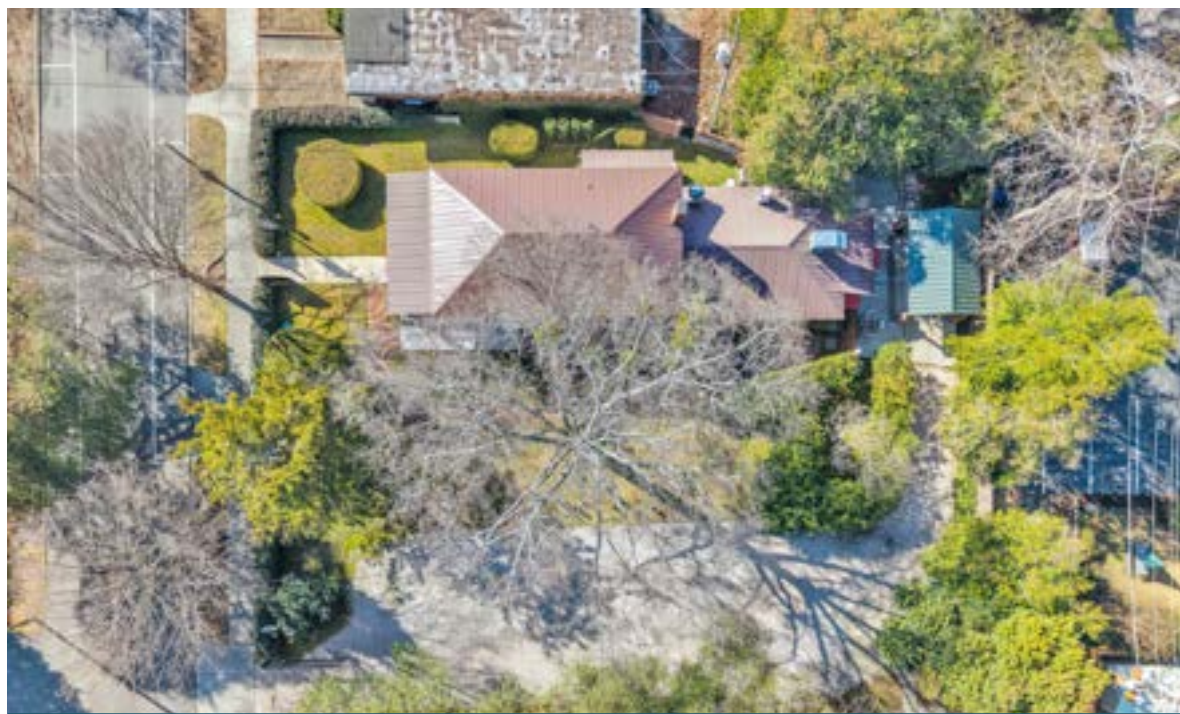
Parking

Onsite + Street





Front Facade



Property Aerial



Dining Room



Private Courtyard



2nd Floor Dining



2nd Floor Porch



2nd Floor Bar



Covered Storage



Host Stand & Service Station

THE OPPORTUNITY A Property with Character

Historic charm, modern infrastructure,
and charming porch in historic downtown
Aiken.



Driveway Entrance

THE OPPORTUNITY

Turnkey Infrastructure.

Built-In

Two (2) separate 8’ Exhaust Hoods (16’ total) · Integrated Fire Suppression System · Mechanical Systems Inspections are current · One-compartment prep sink (30”) · Three-compartment commercial sink with pre-rinse sprayer

Kitchen Equipment

Two (2) Six-burner Commercial Gas Ranges · 30" Commercial Charbroiler · Commercial Convection Oven · 5' Single-deck Bakers Pride Commercial Gas Pizza Oven · Hobart Commercial Dough Mixer · Two (2) Commercial Double-door Reach-in Refrigerators · Two (2) Single-door True Commercial Reach-in Refrigerators · Commercial Automatic Dishwashing Machine ·

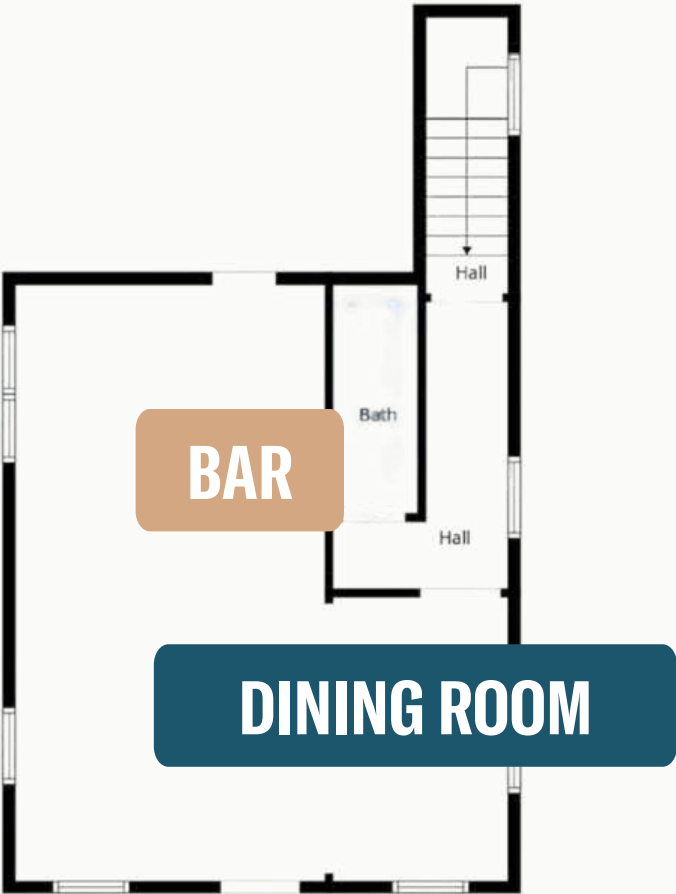
Bar Equipment

Sliding-Door Back Bar Refrigeration · 500 Lb Commercial Ice Machine · Three-compartment Commercial Sink With Pre-rinse Sprayer · One-compartment Prep Sink (30") · Eight (8) Stainless Steel Commercial Work Tables With Granite Tops ·

1st Floor



1st Floor



2nd Floor

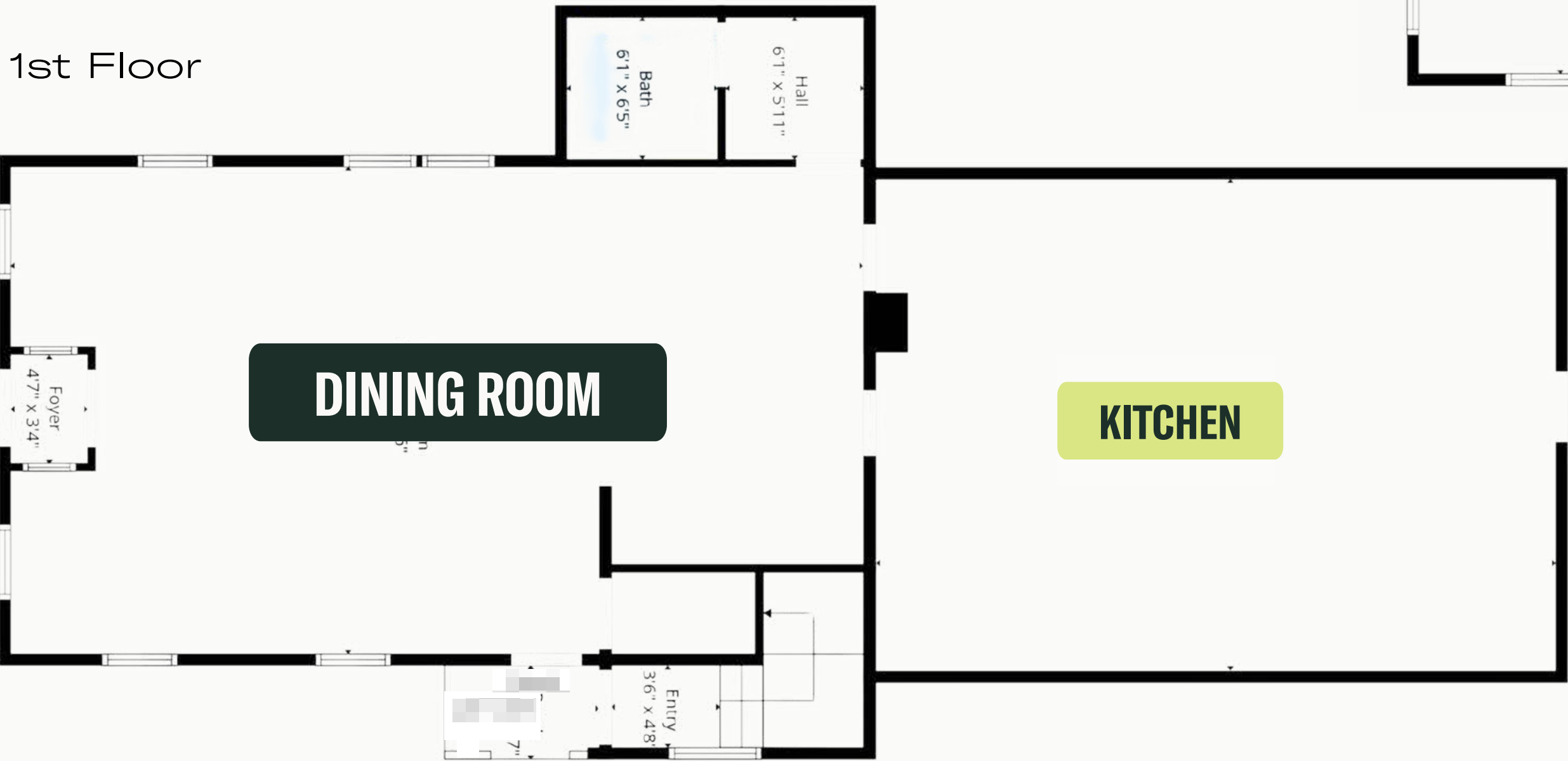
- Hood System
- Fire Supression
- Grease Trap
- ADA Compliant
- Immediate Parking

THE OPPORTUNITY

Dining Room, Front of House.

Every element of this facility reflects the standard of a well-capitalized fine-dining operation. A disciplined preventative maintenance program has ensured that all critical systems and equipment remain in peak operating condition, with major components replaced proactively rather than reactively. Providing a turnkey facility ready for immediate high-quality restaurant and bar service with no to minimal buildout or operational downtime.

1st Floor

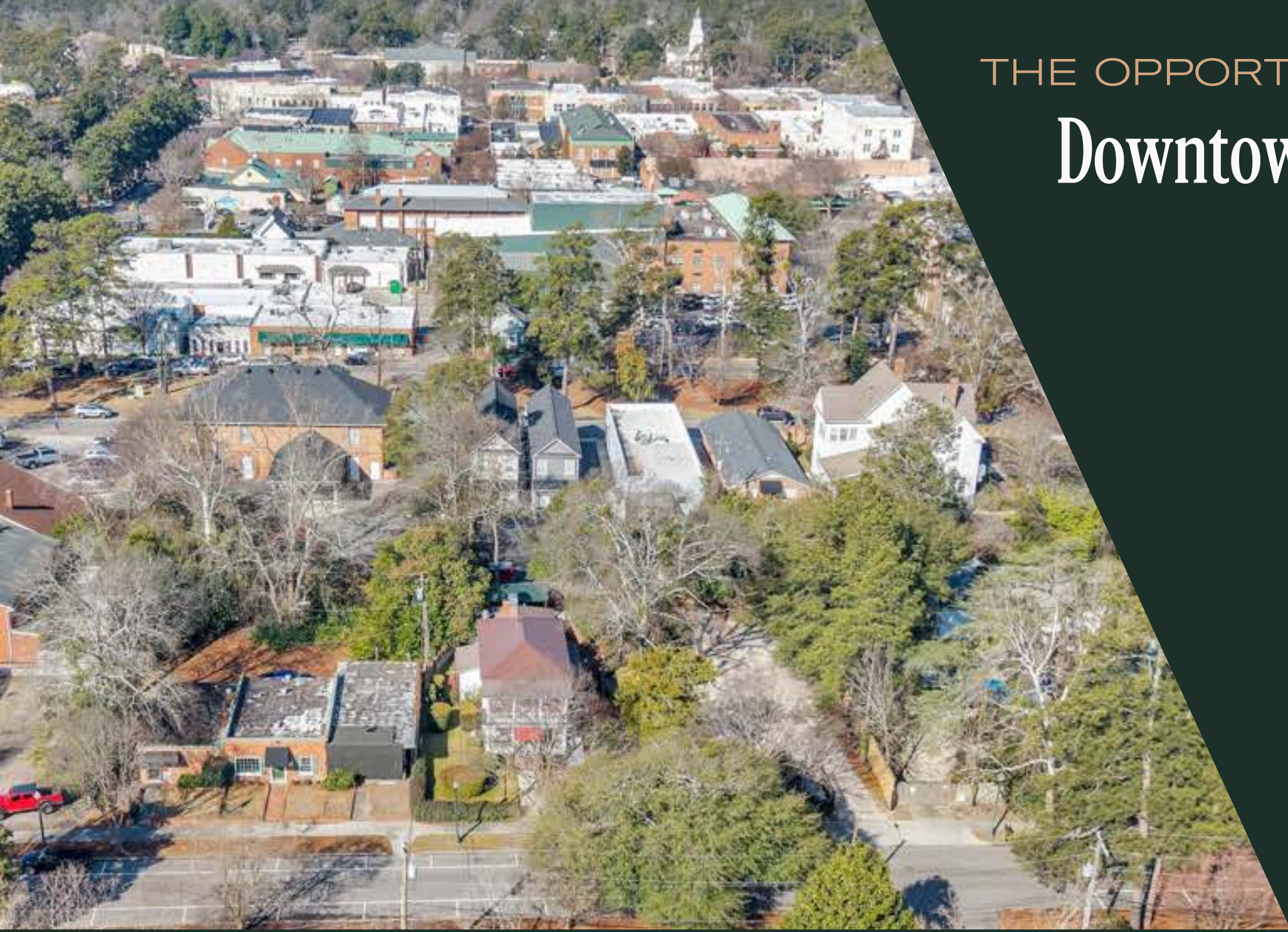


2nd Floor



Champagne Bar

- Fully built-out champagne bar with granite countertop and walnut barstools with leather upholstered seats
- Commercial sliding-door back bar refrigerator with granite countertop
- Three-compartment bar sink and hand-washing sink



THE OPPORTUNITY

Downtown Context



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