

FULLY FURNISHED RESTAURANT FOR SALE



8690 LINE AVE., SHREVEPORT 71106

Rare opportunity to acquire a 4,900 SF free-standing restaurant along a high traffic commercial corridor

- Free-standing building, mixed use, restaurant, street retail, tavern/bar/nightclub
- Built in 2013
- High traffic prime location just off 3132. Perfect for a new restaurant venture.
- SITE SIZE: 45,390± SF or 1.042± Acres
- IMPROVEMENT SIZE: 4,100± SF
- 800± SF Outdoor Patio Area
- Exterior patio and fenced courtyard game area on side of building
- Roll-up doors flowing between indoor bar and outdoor patio
- Large surface parking lot and convenient ingress/egress
- Fully furnished kitchen and dining room
- (Exterior) Artic Temp walk-in beer cooler 10' wide x 15' long x 8' tall with Glycol Chiller 1/2hp with 12 faucet box, drip tray, cold plat, and 12 beer/4 glycol trunk line
- (Exterior) 20' container storage unit with lock
- Multi-use Turn-Key restaurant in high demand location. Restaurant, brew pub, catering, banquet facility
- \$1,875,000



For information, please contact:

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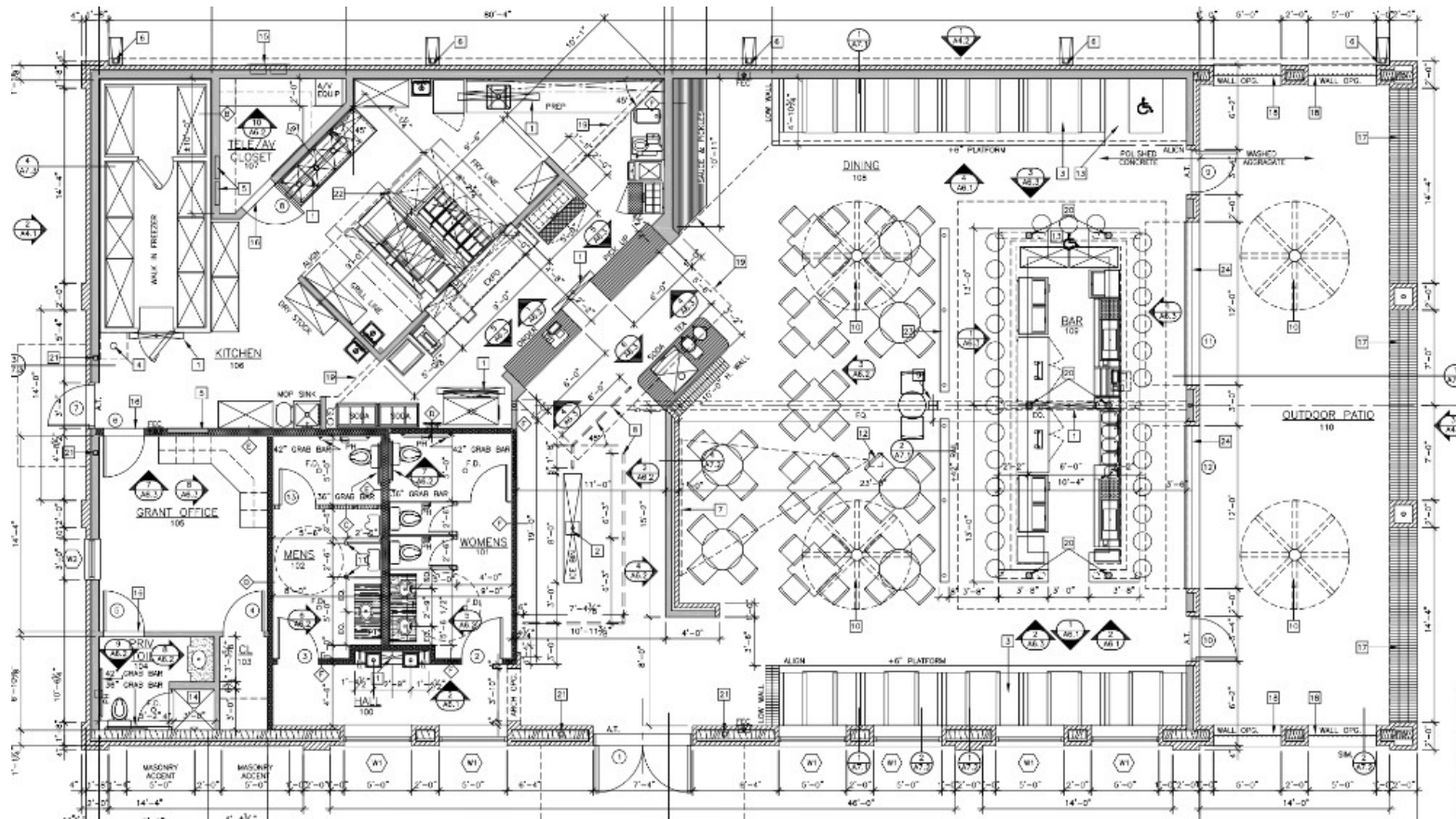
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Site plan



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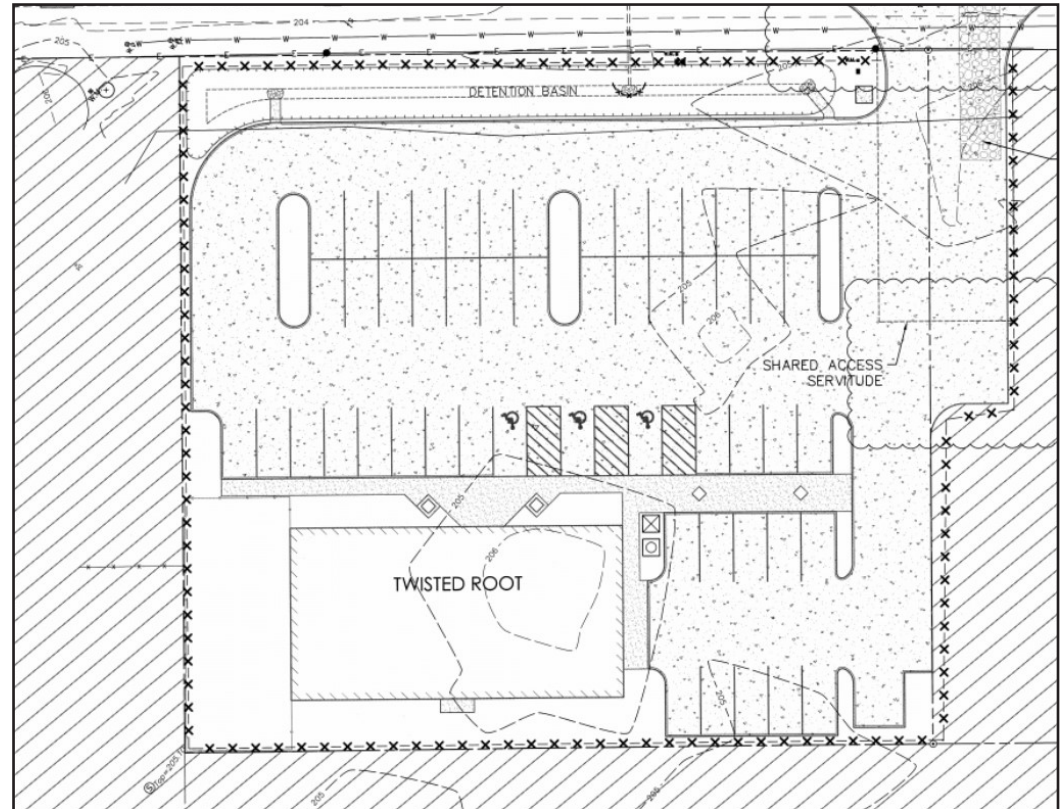
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Equipment list

Artic Temp Walk-In Cooler 8' wide x 18'6" long x 8' tall
Captivaire 8' hood above fryers
Captivaire 8' hood above grill
Ansul 6gallon fire suppression system
Hoshizaki Chef Base
Vulcan MSA72 72" Griddle/Grill w/ 3 Vulcan GTS12 Clamshell Griddles
Insignia Small Reach-In Freezer
4x Dean D50G Fryers, 50lb each
Galaxy Food Warmer
True T-23F-2 Upright Freezer
2x PrinceCastle740-T4 Timers
Berkel Slicer 829E-PLUS
Sani Serv 614 Shake Machine
True TSSU-27-8 Sandwich Cooler
True TSSU-48-18M-B Sandwich Cooler
APW Wyott M-83 Toaster
Scotsman Prodigy Ice Machine C1448MA-32 (1500lb/24hr) & B948S Bin (900lb)
Lancer 8 Bib Soda Pump w/ lines to Dining & Bar
Digital Dining 2 POS & Backoffice
KoolAire Ice Machine and Lancer Soda Fountain
Bunn TB6 Tea Brewer

2x True TD-50-18 Reach In Bottle Coolers
2x True TDD-2-S 8tap Draft Beer Kegerators
Koldfront Upright Wine Fridge
True T-24-GC Glass/Plate/Mug Chiller
Glycol Chiller 1/2hp with 12 Faucet Box, Drip Tray, Cold Plate, and 12beer/4glycol trunk line
Glastender 12"x24" Underbar Hand Sink
Glastender LDA-24S Underbar Bottle Display
Glastender IBA-30-CP10 Underbar Ice Bin Cocktail Station 30"x19"
2x Glastender SHA-6 Soda Guns
2x Glastender DBA-18 Underbar Drain Workboard
Glastender DBA-24 Underbar Drain Workboard
Glastender FSA-48-S Underbar Sink 48"x19" with 4 compartment sink
(Exterior) Artic Temp Walk-in Beer Cooler 10' wide x 15'long x 8' tall
(Exterior) 20' Container Storage Unit with Lock
Sound System – 22x Episode Speakers with Episode 120watt mixer
Paging System – 5x Episode Speakers with 120watt mixer and Shure Microphone
16 Flat Screen TV's
Revo 16-camera system



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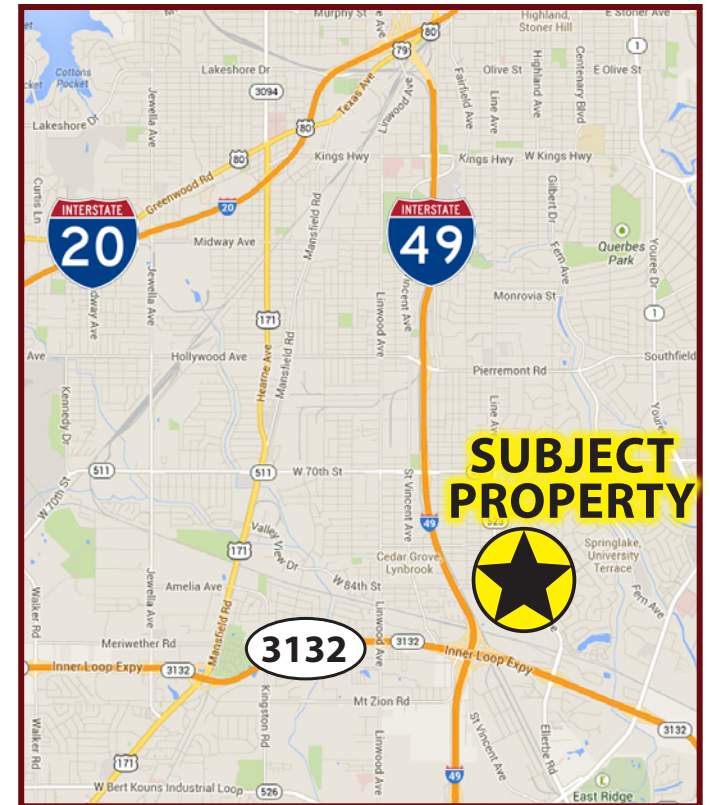
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