

**6912 Douglas Blvd Douglasville, GA 30134**

**TURNKEY RESTAURANT OPPORTUNITY**

**PRIME HIGH-TRAFFIC LOCATION**



**Sales Price**  
**\$2,300,000.00**

**Rob Thomas, CCIM**  
**Elevate Commercial Real Estate**  
**Direct: 678-941-9875**



**ELEVATE**  
**Commercial Real Estate**

*The information contained herein has been received from sources deemed reliable but no liability is assumed by Elevate Commercial Real Estate or its agents for errors or omissions.*

### Property Features:

- 5,770 SF building on a 1.2-acre lot
- Ample indoor dining space and plentiful parking for a comfortable guest experience
- Designated takeout area for easy order pickups from food delivery companies and walk-in customers
- Fully functional drive-through window for additional sales volume and convenience

### Key Features:

- Brand-New High-End Buildout (Only 2 Year Old)
- Modern Commercial Kitchen with state-of-the-art equipment
- Meat Smoker, two large walk-in freezers, and a cooking hood with fire suppression system
- Drive-Thru Window for added convenience and revenue potential
- Dedicated Take-Out & Delivery Area
- Surveillance Camera System for added security
- All Furniture, Fixtures, and Equipment are sold separately.

## MARKETING DESCRIPTION

**This Fully-Built-Out, Turnkey Restaurant is ready for immediate operation—perfect for an owner/operator or investor seeking a hassle-free launch. Located on a high-visibility road with 206 feet of frontage, this property offers maximum exposure in a high-traffic area.**

***This is a rare opportunity to step into a ready-to-operate restaurant in a thriving, visible location with infrastructure designed for dine-in, takeout, and drive-thru service.***

***No construction or permitting required, step in and start serving!***

***Serious inquiries only. For more information or to schedule a private showing, please contact Rob Thomas***

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# PROPERTY PHOTOS (4)

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