

**Rocking Crab (Approx 3,500 Sq Ft. Lease Space).**

- **THIS IS A SUBLEASE AND SALE OF ASSETS.**

**ASKING PRICE:** \$ 175,000 (Restaurant Assets Sale: Equipment; Supplies and Personal Property)

**THE PROPERTY IS NOT FOR SALE.**

- **SELLER FINANCING OPTION to Qualified Buyer.**
- **A BUYER IS ABLE TO CHANGE THE RESTAURANT CONCEPT OR USE.**

**RENTAL RATE:** 2025 TOTAL RENT (Base Rent + NNN): \$ 7,295 per month or \$ 25 (+/-) per SF.

**LEASE TERM EXPIRES:** **12/31/2028** + one option to extend the lease for an additional 36-month term.

**INVENTORY:**

**EVERYTHING STAYS!** All restaurant and kitchen equipment, supplies.

**SELLER CAN:** provide a buyer with a list of kitchen equipment.

**NOTE:** A new owner can almost walk in and start operating its business.