

**Network Realty**  
ASSOCIATES

# RESTAURANT FOR SALE WITH PROPERTY



## Confidentiality Disclaimer

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Network Realty Associates. It should not be made available to any other person or entity without the written consent of Network Realty Associates.

This Marketing Brochure has been prepared to provide a summary of unverified information to prospective purchasers and to establish only a preliminary level of interest in the subject property. The information herein is not a substitute for a thorough due diligence investigation. Network Realty Associates has not made any investigation and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Network Realty Associates has not verified, and will not verify, any of the information contained herein, nor has Network Realty Associates conducted any investigation regarding these matters. Network Realty Associates makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

# Introduction

Turn-Key restaurant opportunity that offers excellent exposure and a great location in a beautiful community. This well-established, full-service family restaurant consisting of 4,960 +/- SF, which serves lunch and dinner Five days a week, has enjoyed many years of success and has an established clientele.

The restaurant is fully equipped with a large kitchen. Seats 100+/- . All equipment is included in the purchase of this business and goodwill. Included with this sale are the tables and a fully equipped kitchen. Confidential listing; please call for details.

This is a hard-to-find opportunity for a restaurant, and it is the only available restaurant site of its kind in a high-income and densely populated market. Plenty of parking. A Money Maker. Sale includes Sellers recipes.

If interested, please get in touch with us for more financial details.

# Overview

- **Asking Price**      **\$2,300,000.00**
- **Revenue**            **\$1,300,000.00**
- **NOI**                    **\$340,000.00**



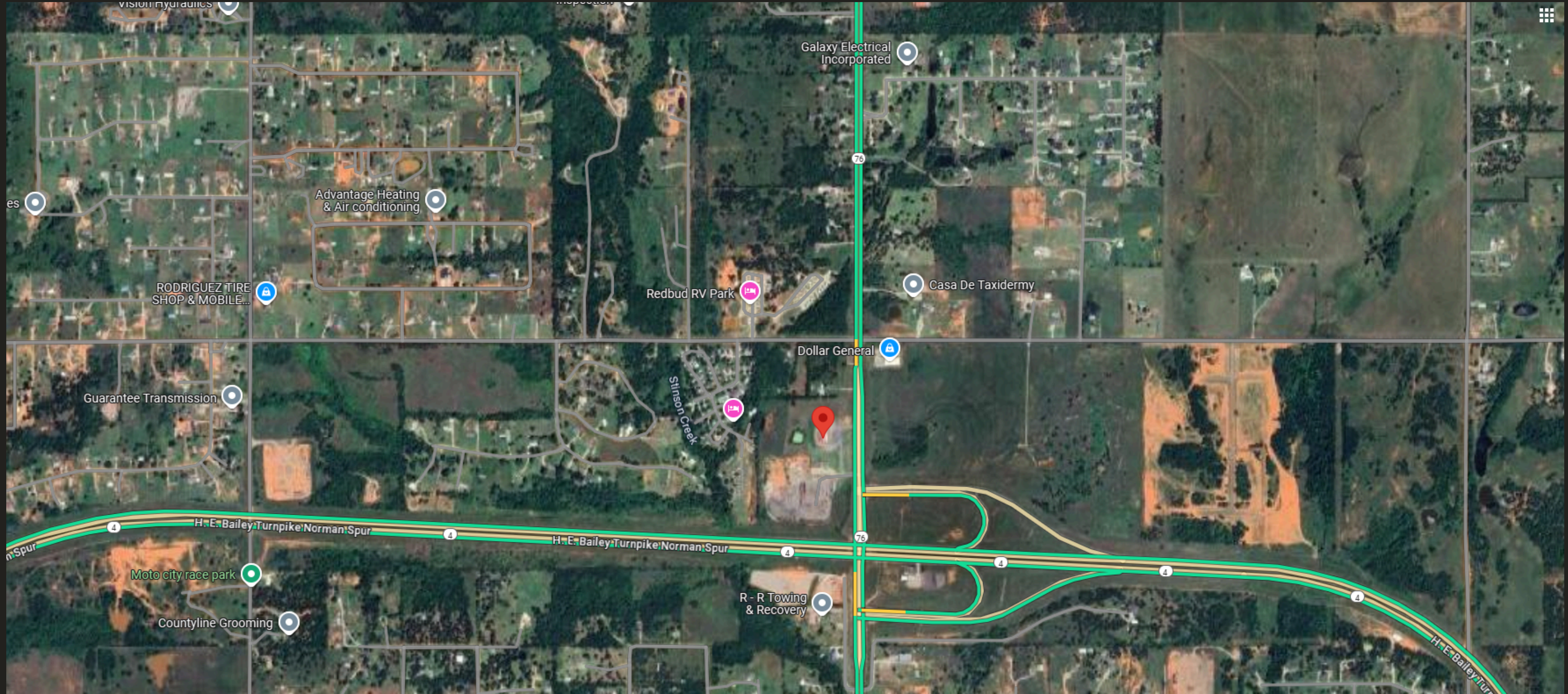
# Summary

- KT's Bbq, Blanchard Revenue 1.3M (only 5 days business)
- Net sale 340 k
- 7500 weeks, including payroll tax
- Timing 11-8 Mon wed
- 11-9 Thur Friday
- This location was built in 2015
- Earlier other locations crossed the street in 2011
- Sales daily 4-9k
- 4980 sq foot
- Capacity 100 plus
- Us foods 7500 plus 3% rebate every quarter
- Pepsi 5000\$ and \$10 cheaper and also \$10 rebate

# INSIDE/OUTSIDE OVERVIEW



# AERIAL MAP



# Thank You

## Contact Us



**405-819-4066**



**networkrealttyassociates@gmail.com**

*Gerente General*