

FOR SALE

+/- 10,500SF Restaurant/BAR

JONES BROKERS REALTY

6365 Peachtree Industrial Blvd
Doraville, GA 30360

Price: \$4,250,000 (\$405/sf)

Property Features

- ★ FULLY FURNISHED RESTAURANT
(Current operator moving locations)
- ★
- ★ FULLY EQUIPPED KITCHEN
- ★ FF&E INCLUDED
- ★ Maximum Capacity: 299 persons
- ★ 2 Outdoor Patios
- ★ 2,500sf Event Room *equipped with stage, lighting & Sound*
- ★ 2 - 1500 Gal. Grease Traps
- ★ 4 Walk-in Coolers
- ★ 2 Walk-in Freezers
- ★ 2 Dry Storage Rooms
- ★ 80+ Parking spaces
- ★ 1.53 Acres
- ★ Renovated 2024
- ★ Roof replaced 2016
- ★ Easy Access to I-285 & PIB



Korey Jones, CCIM
Jones Brokers Realty, LLC
Cell: 678 525 4644
Office: 404 220 8001
broker@JonesBrokers.com
www.JonesBrokers.com

*Information herein is deemed accurate but cannot be guaranteed.

Doraville Restaurant

Aerial View



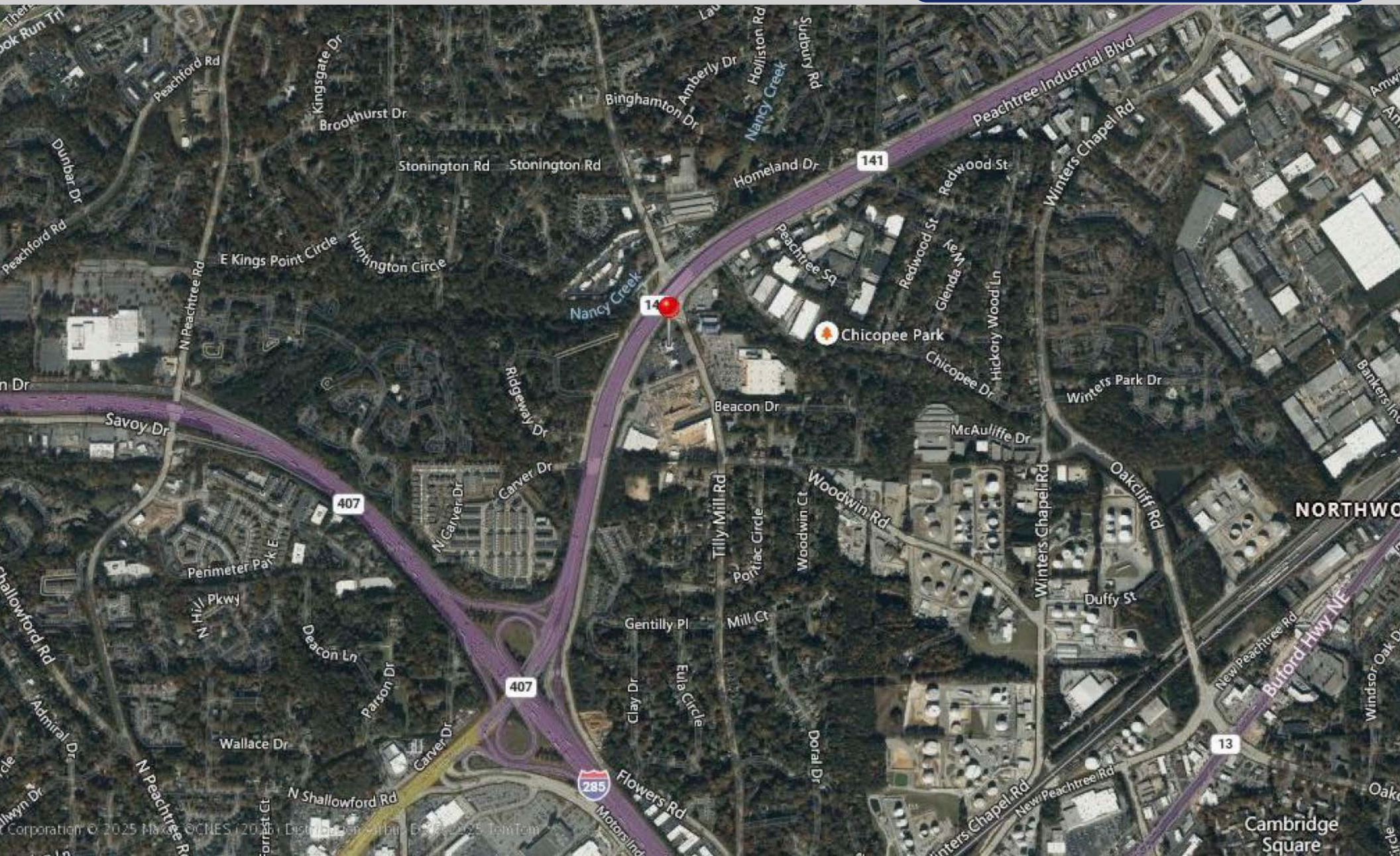
Korey Jones, CCIM

Jones Brokers Realty, LLC GA Firm #: 63174

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Doraville Restaurant

Aerial Location



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Doraville Restaurant

Front Exterior



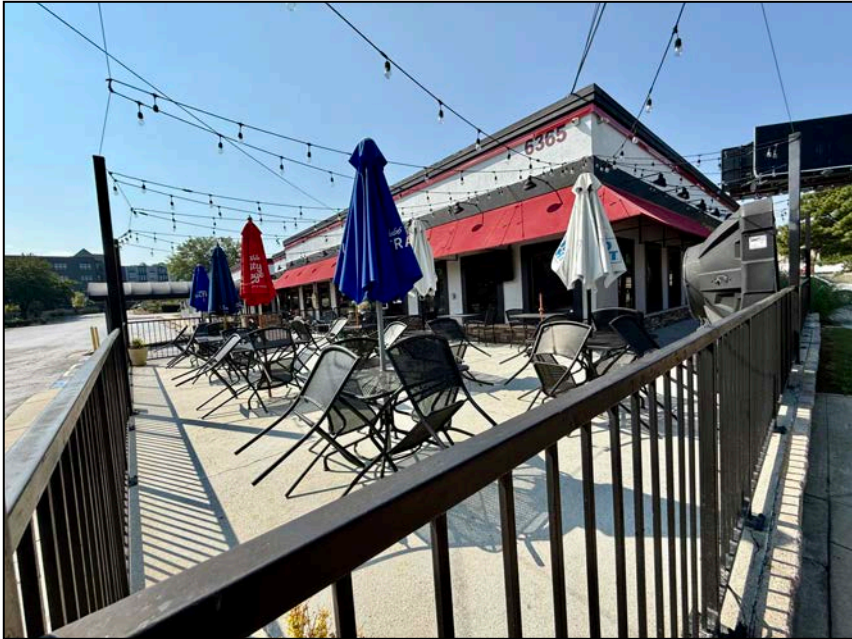
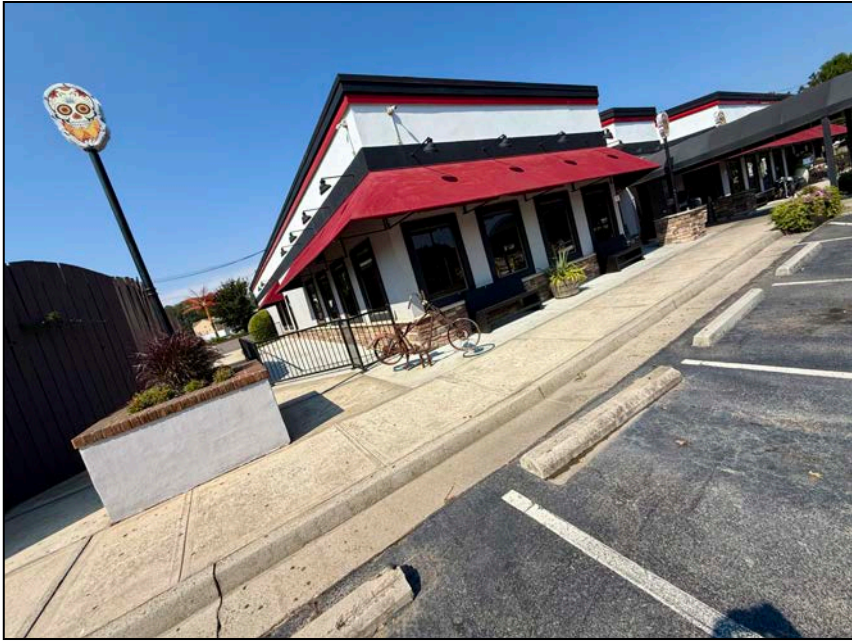
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Doraville Restaurant

Exterior Patios



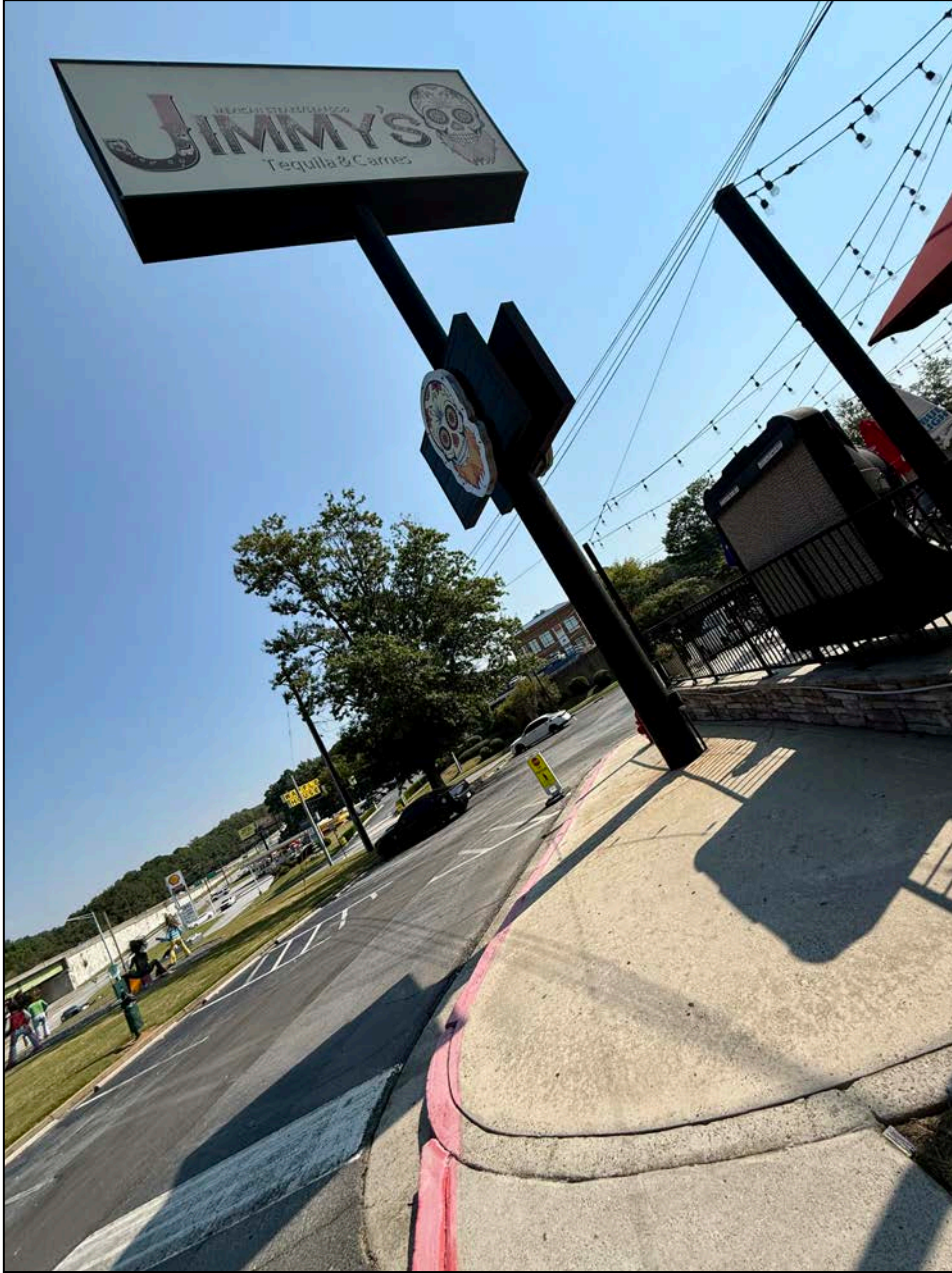
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Doraville Restaurant

Exterior

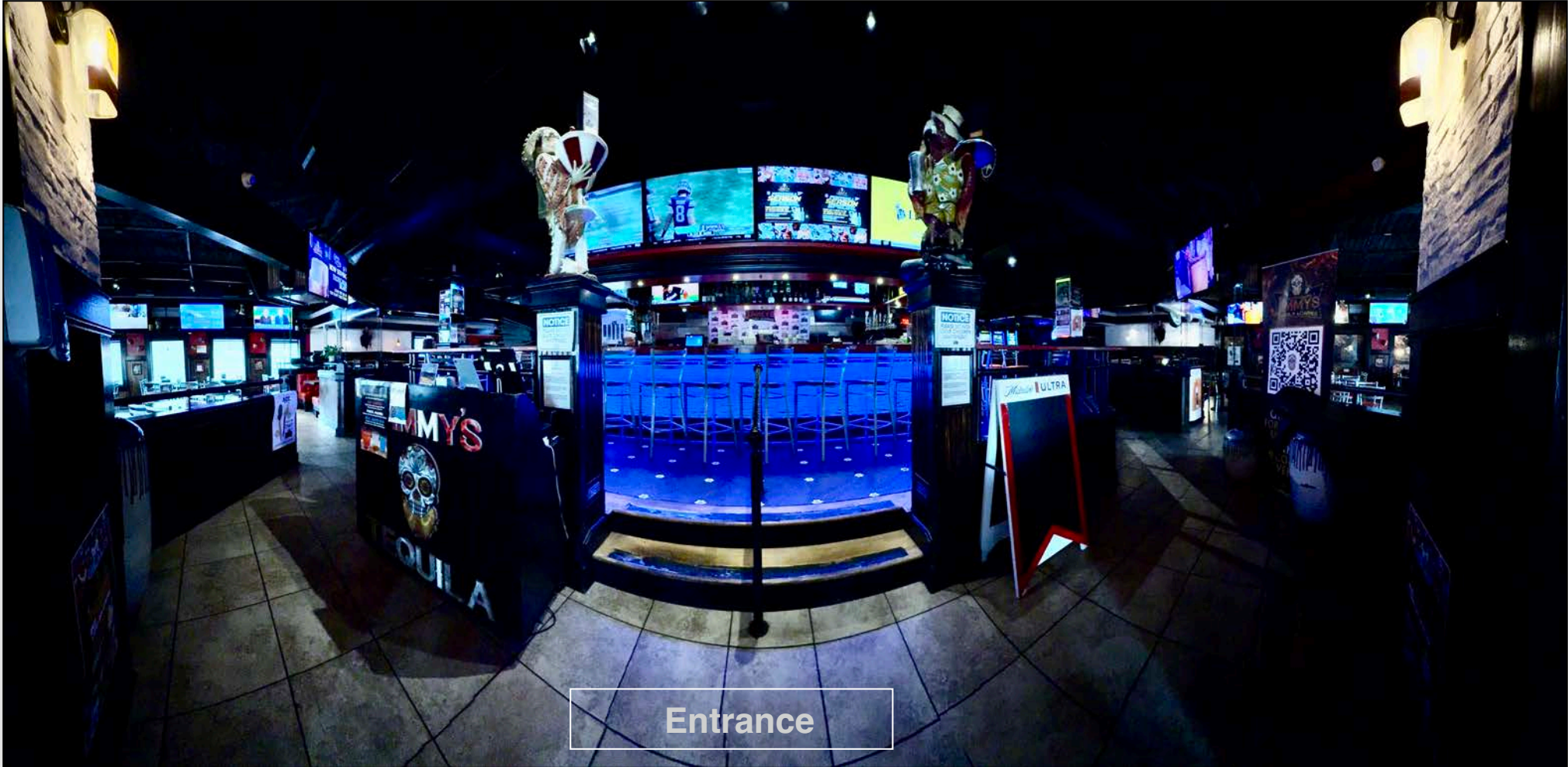


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Doraville Restaurant

Seating Areas



Entrance

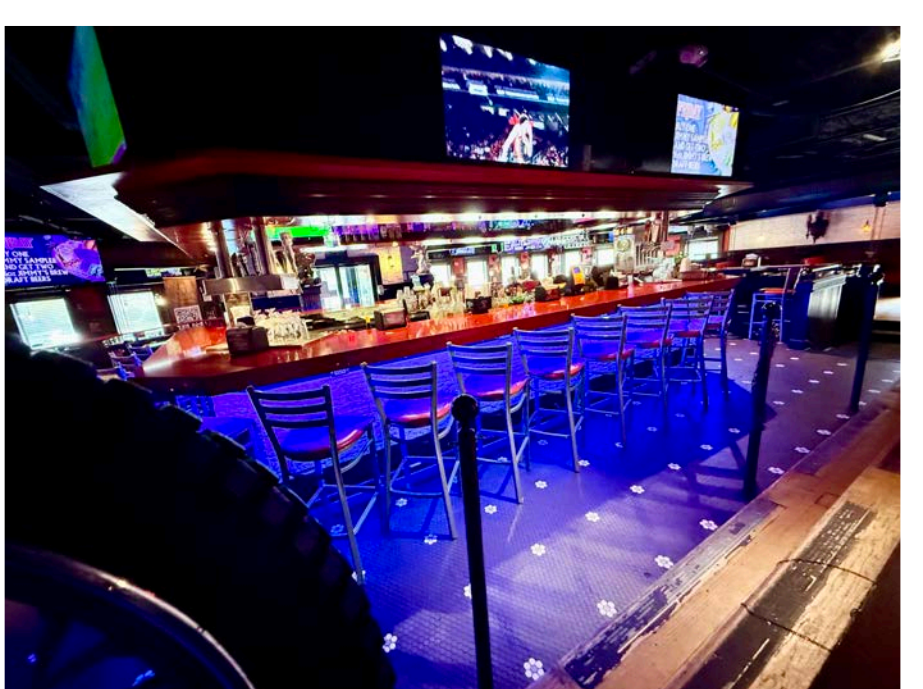
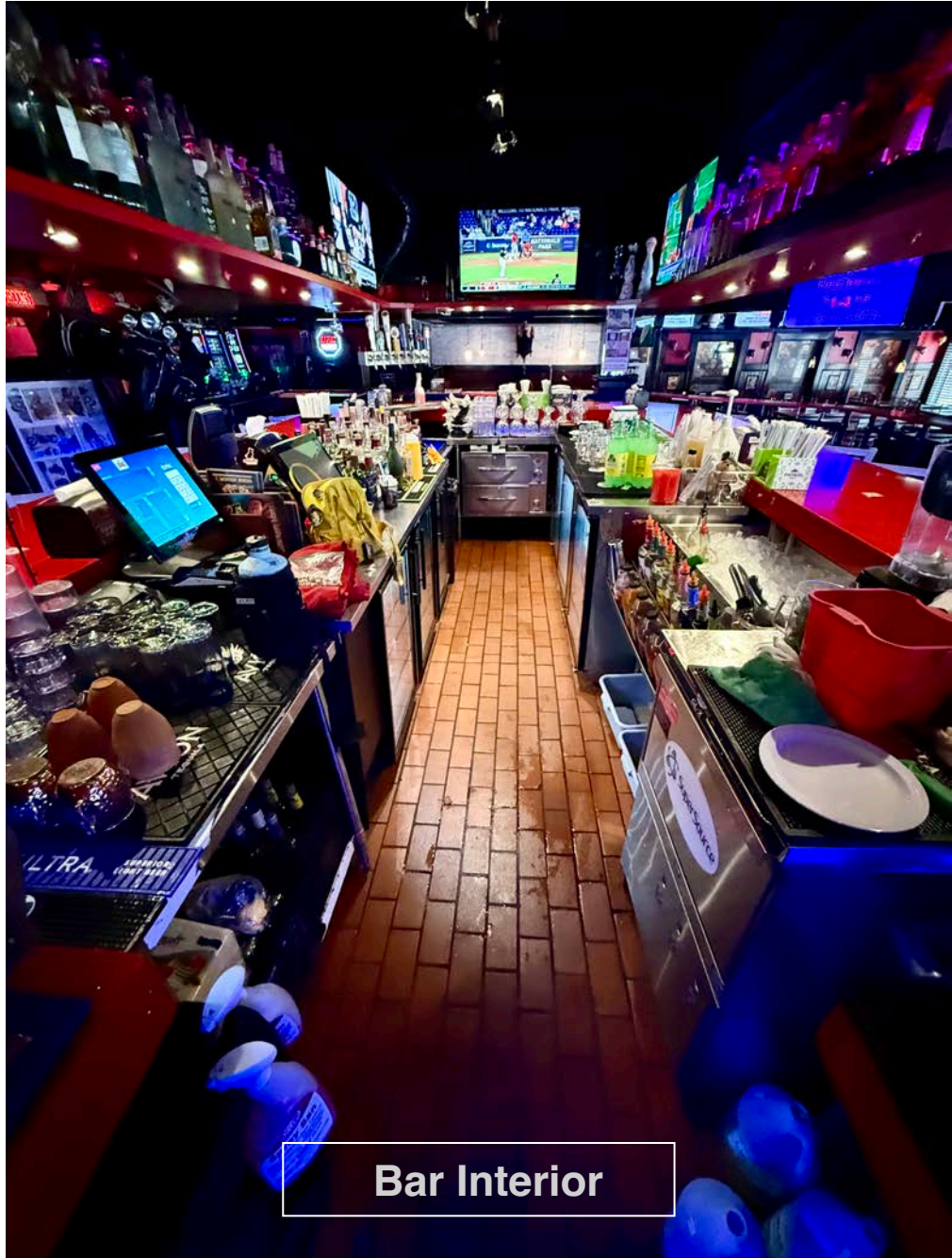


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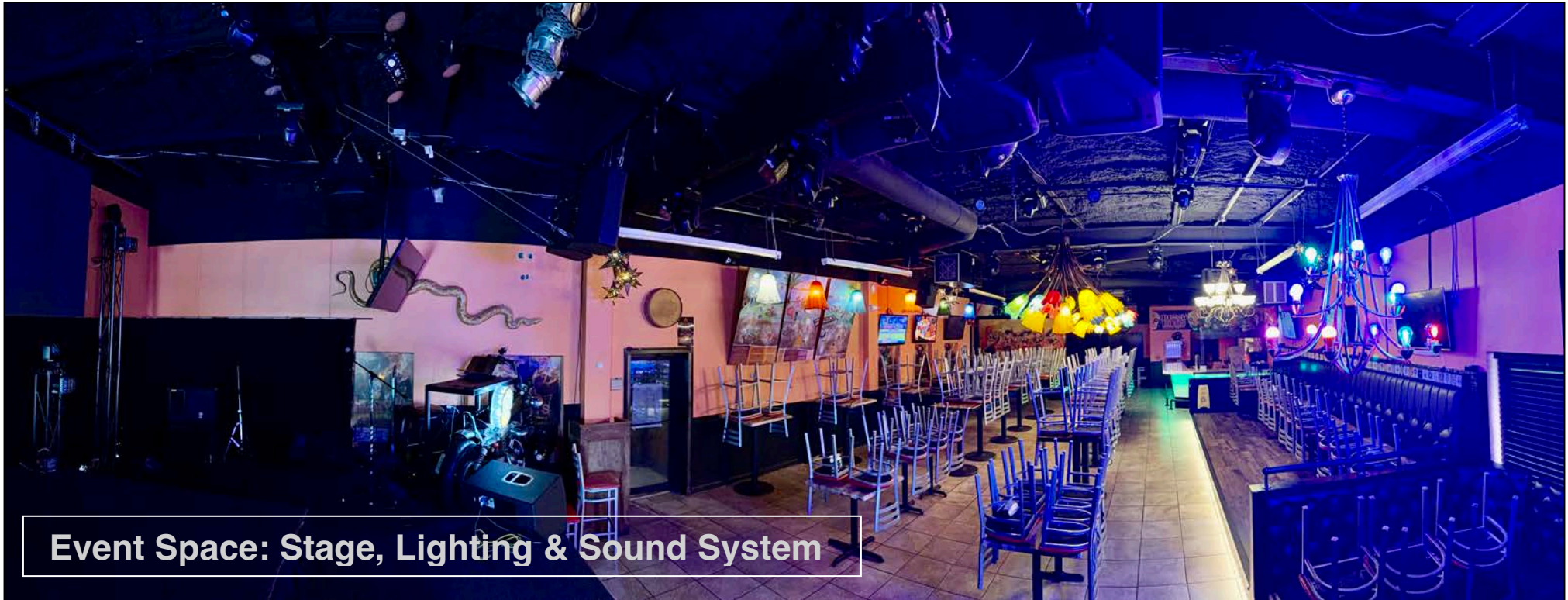
Doraville Restaurant

Bar Area

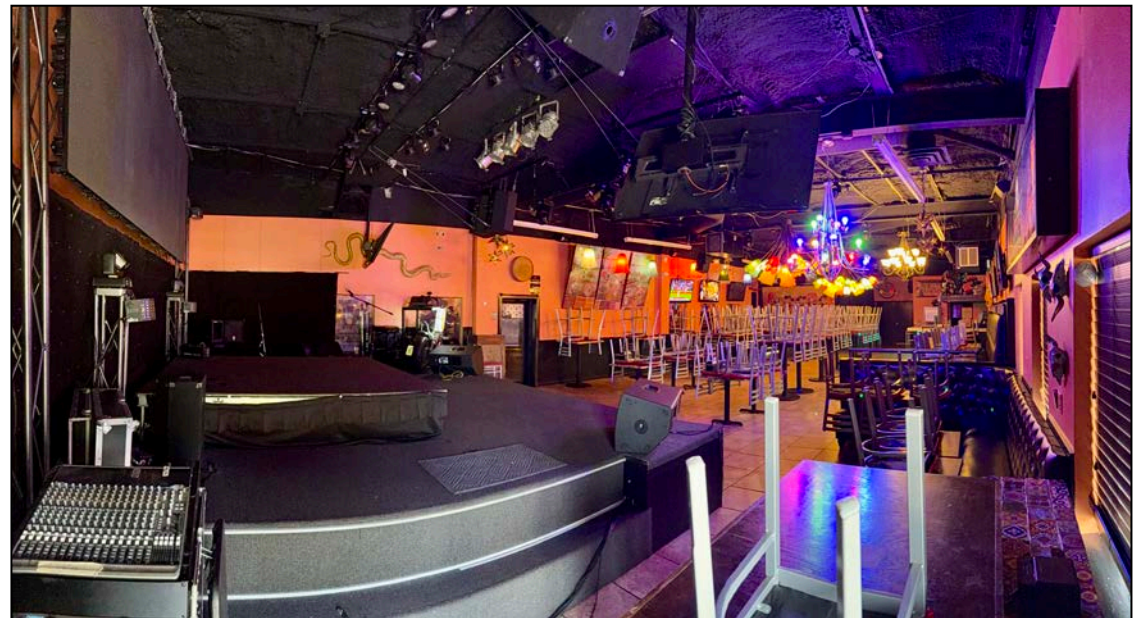
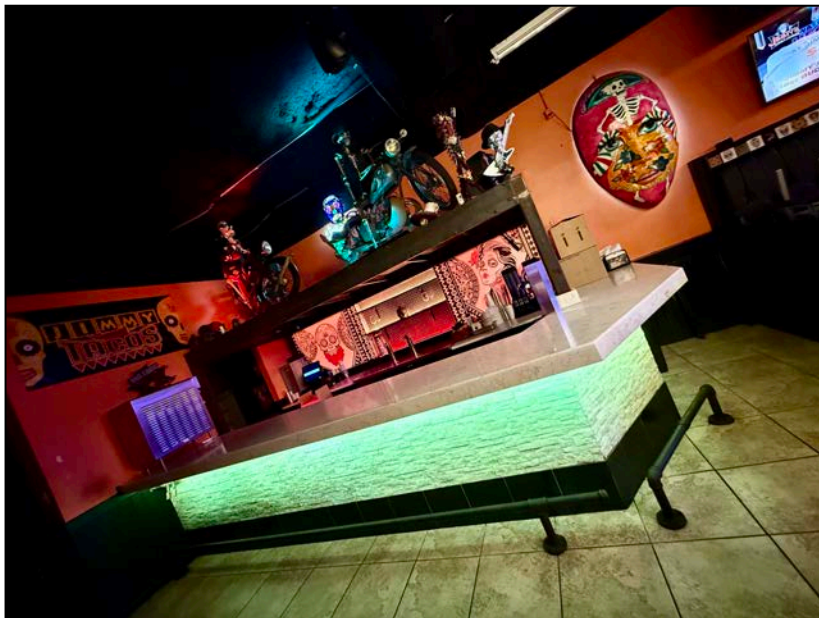


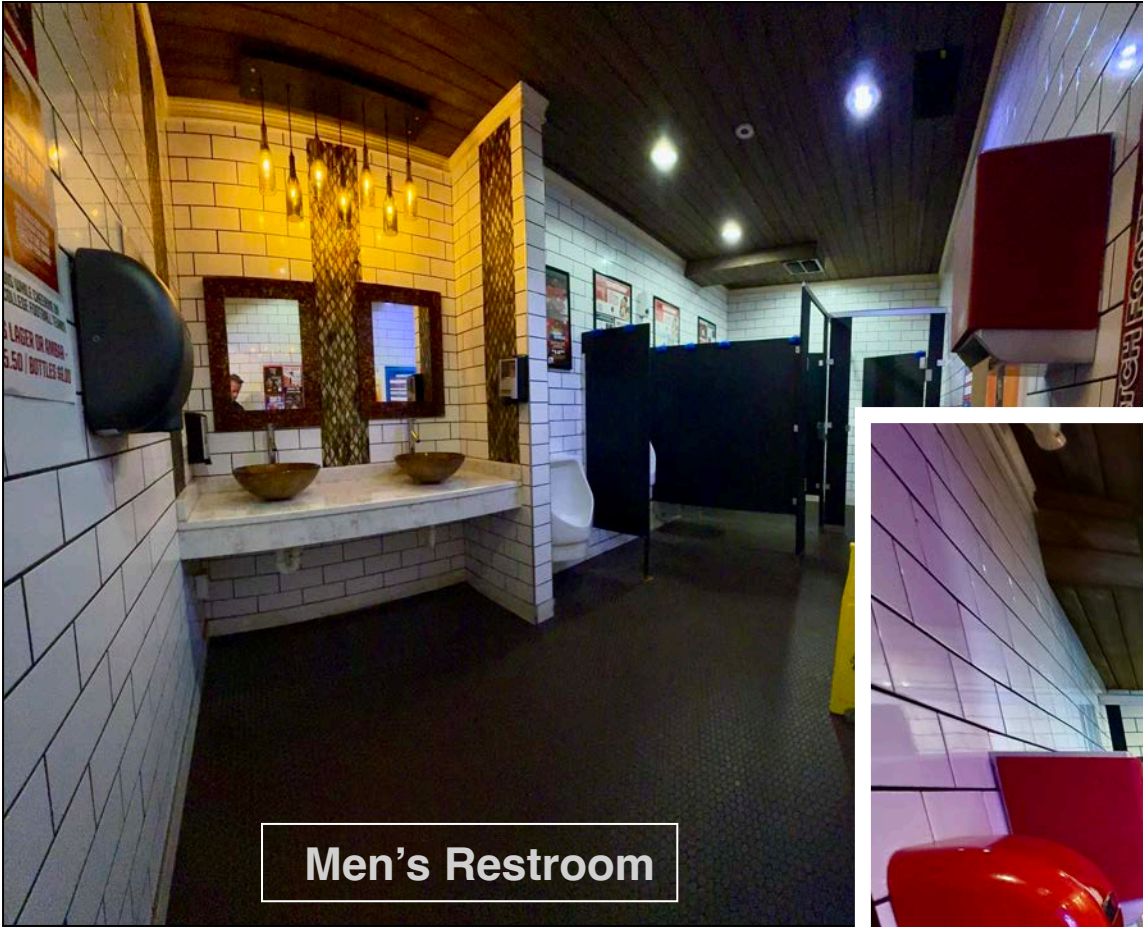
Doraville Restaurant

Event Space +/-2,500sf



Event Space: Stage, Lighting & Sound System





Men's Restroom



Women's Restroom

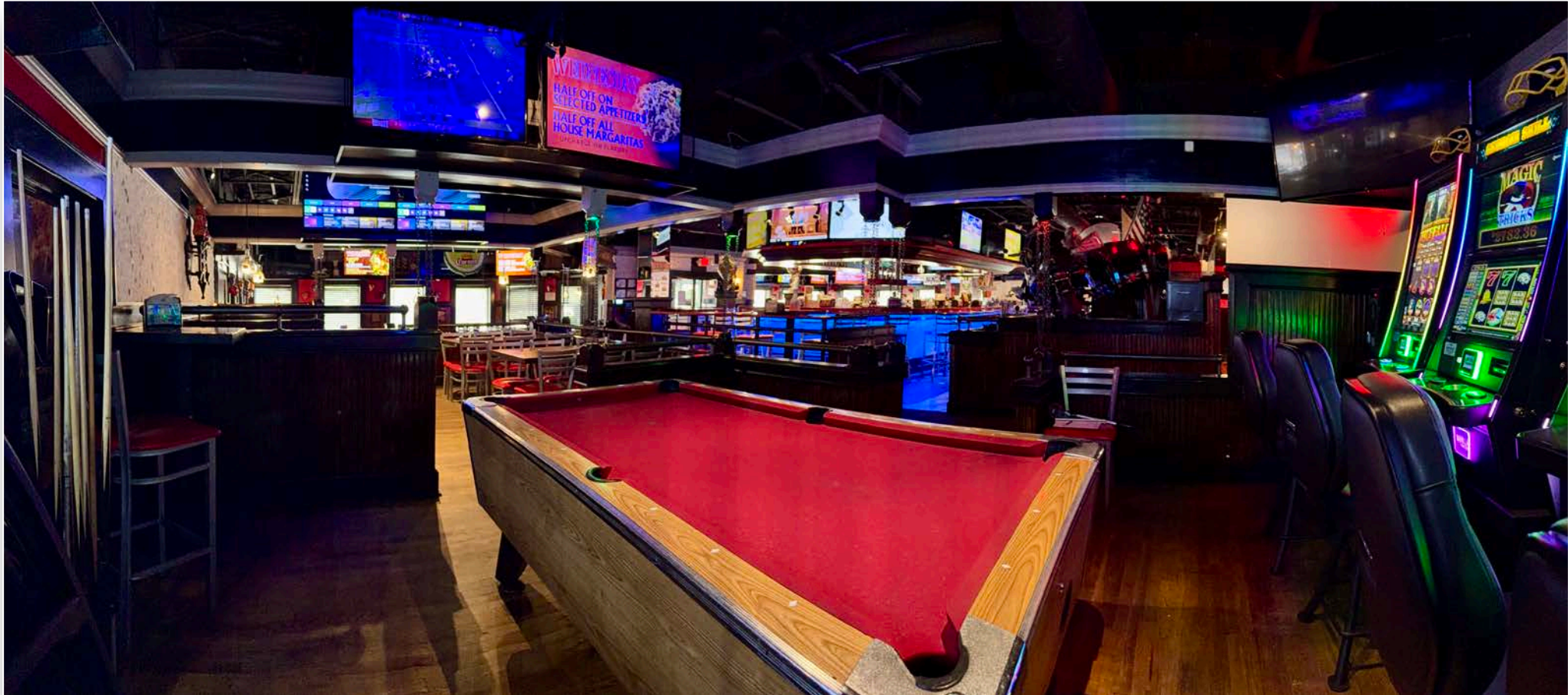


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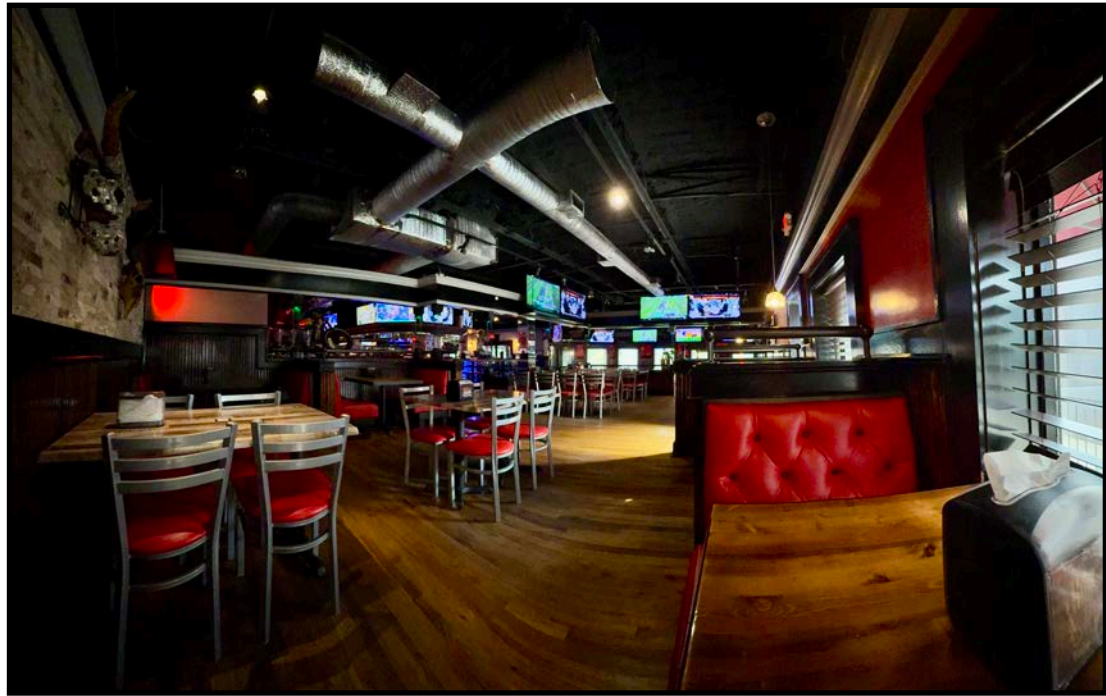
Doraville Restaurant

Gaming Area



Doraville Restaurant

Seating Areas



Doraville Restaurant

Seating Areas



Doraville Restaurant

Photos



Service Window

Doraville Restaurant

Kitchen



Doraville Restaurant

Kitchen



Doraville Restaurant

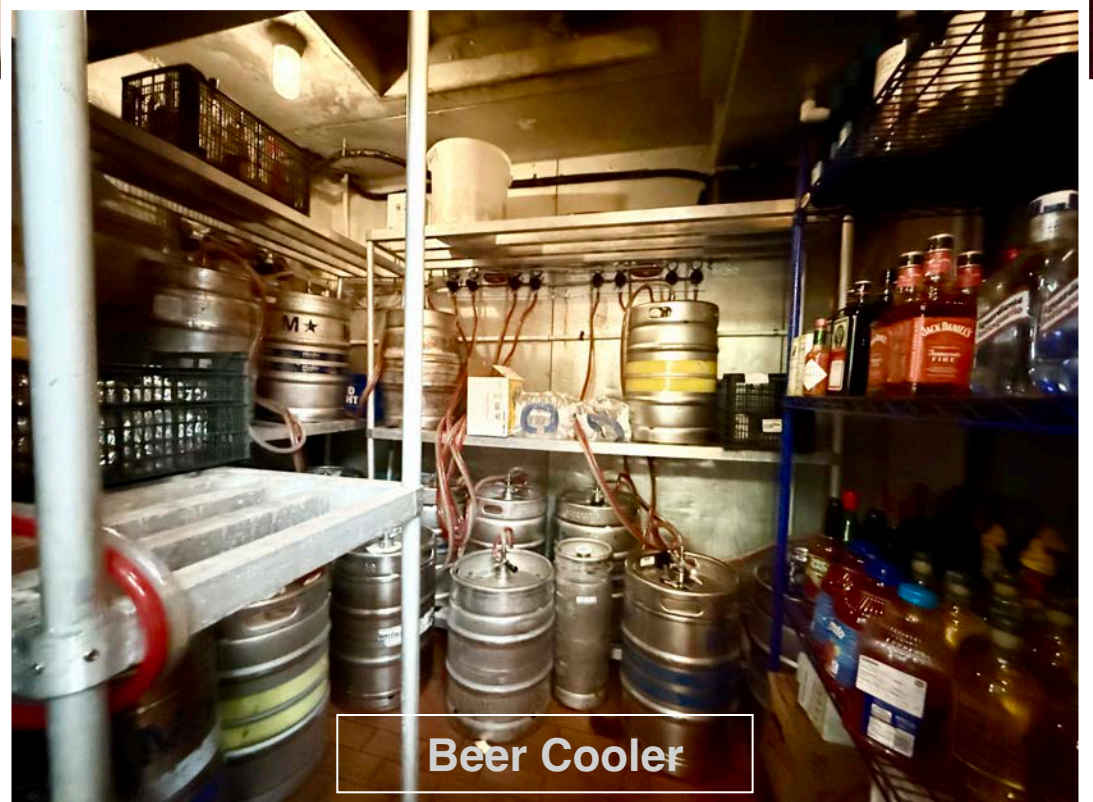
Cooler's / Storage



Indoor Food Storage



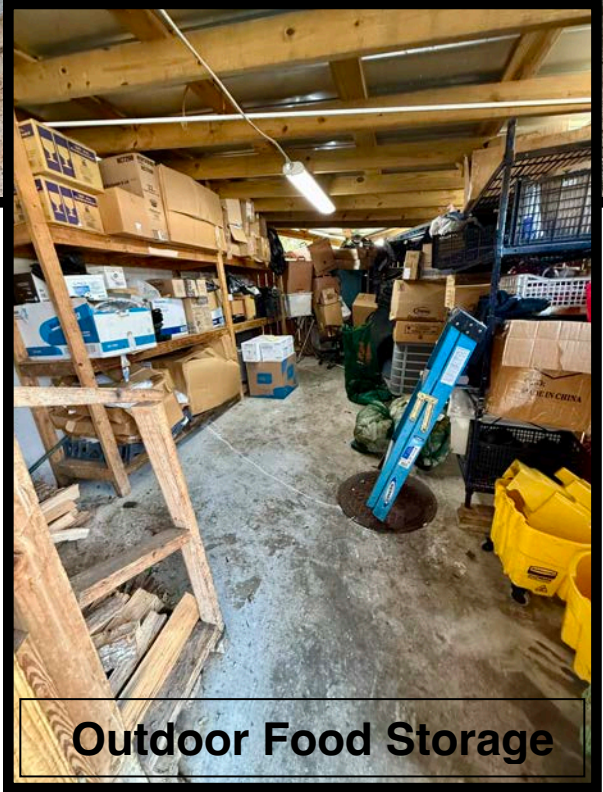
Indoor Walk-In Cooler



Beer Cooler

Doraville Restaurant

Cooler's / Storage



Doraville Restaurant

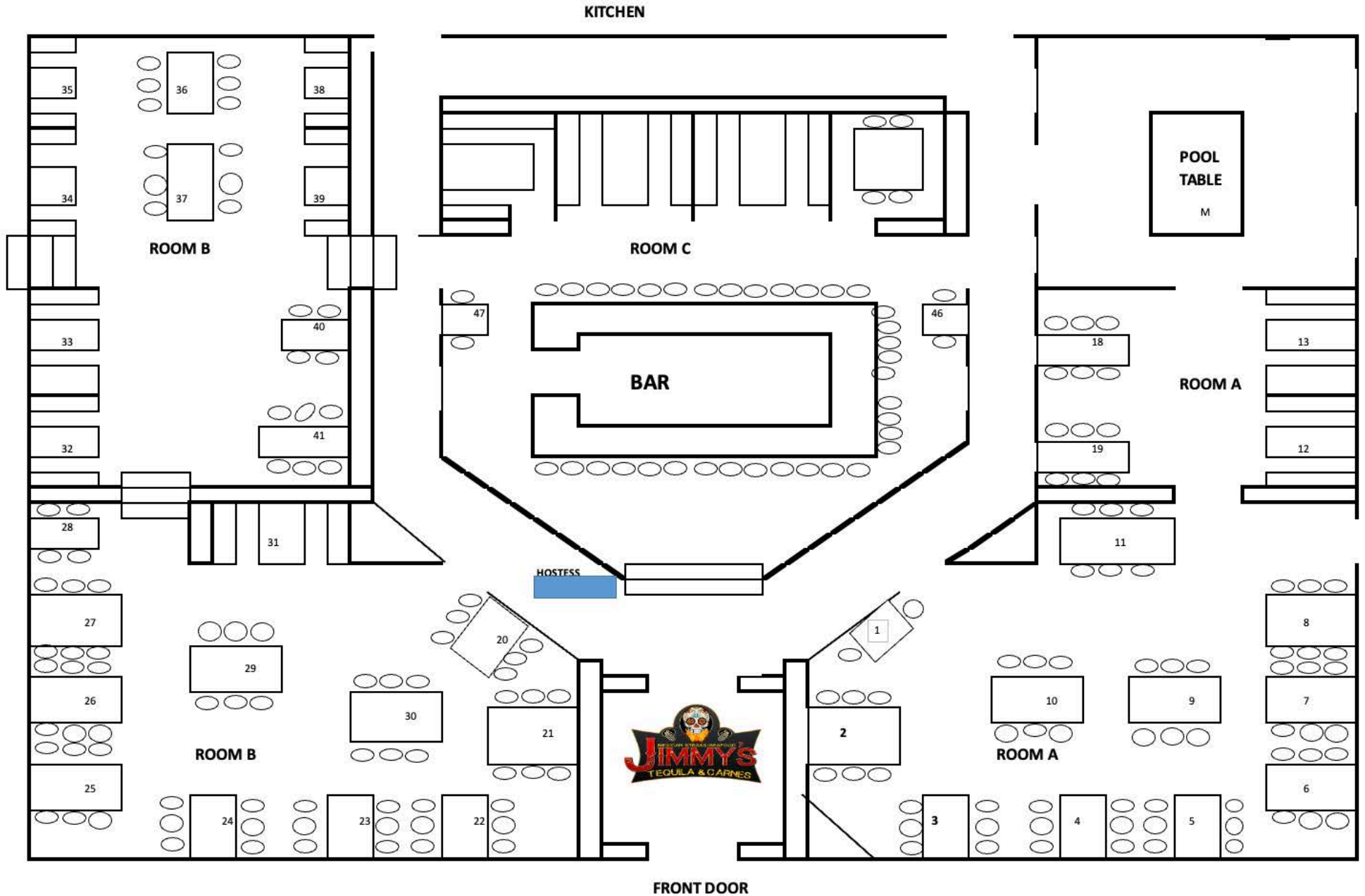
Trash Area



3- Gated Trash Area

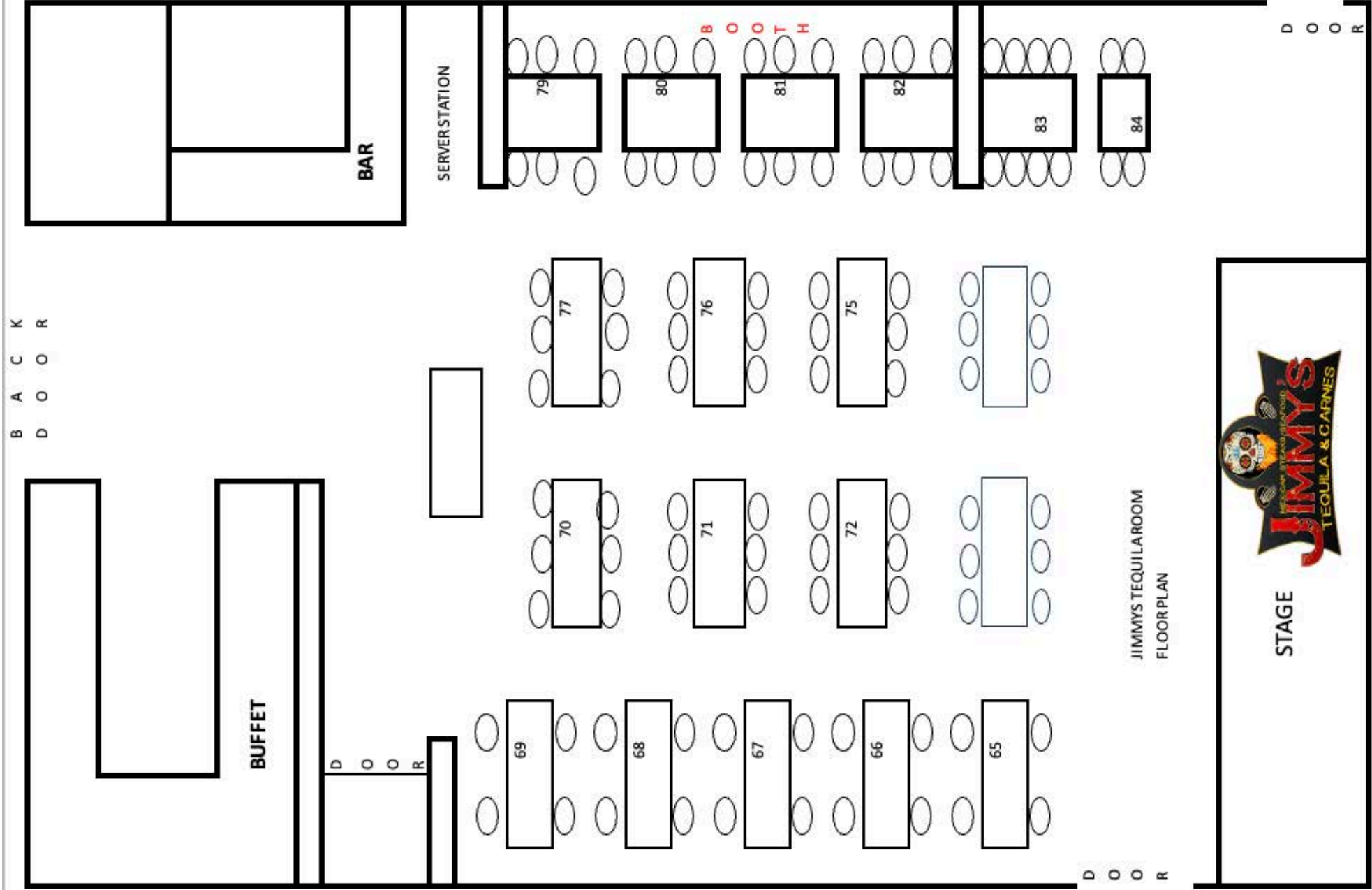
Doraville Restaurant

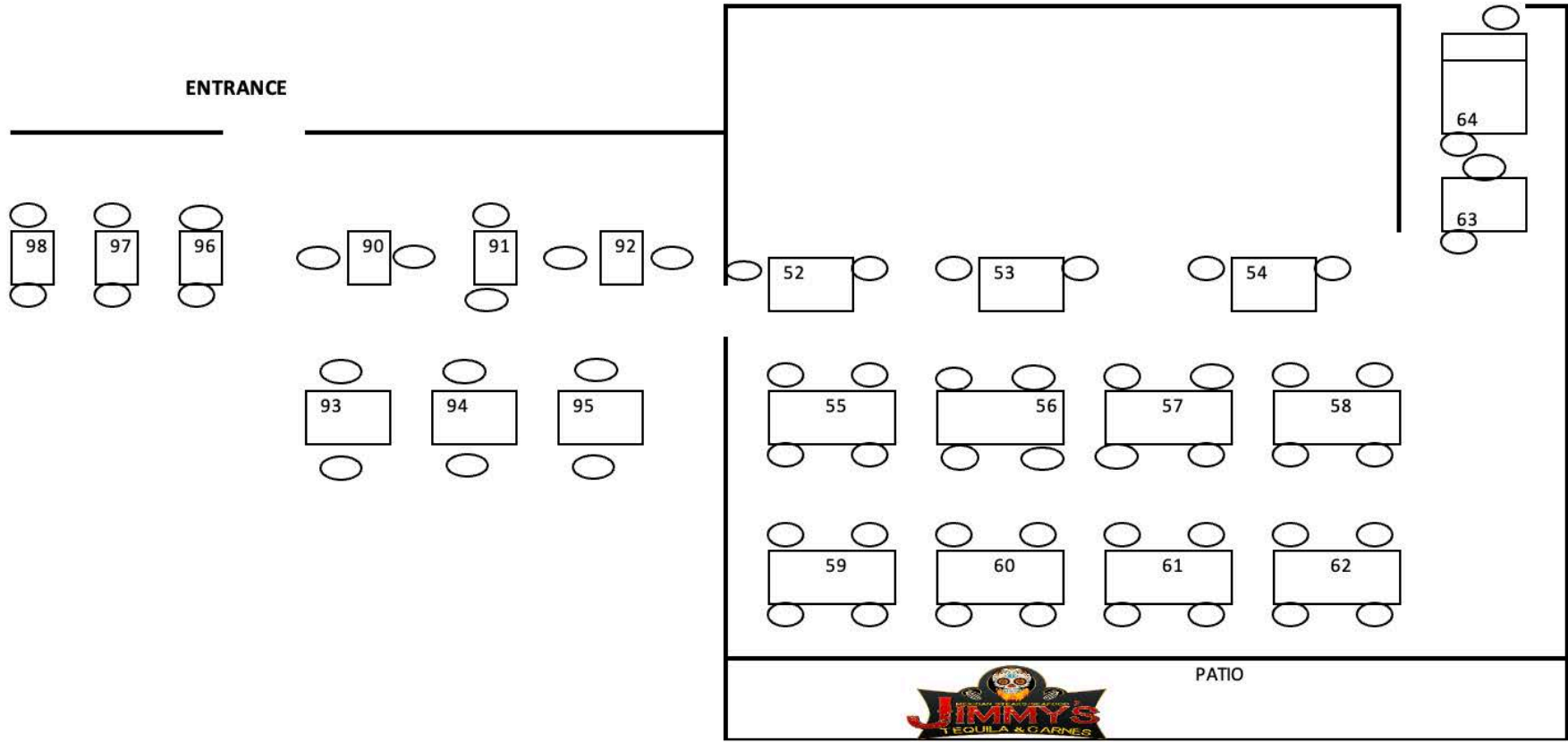
Floor Plan - Main Seating



Doraville Restaurant

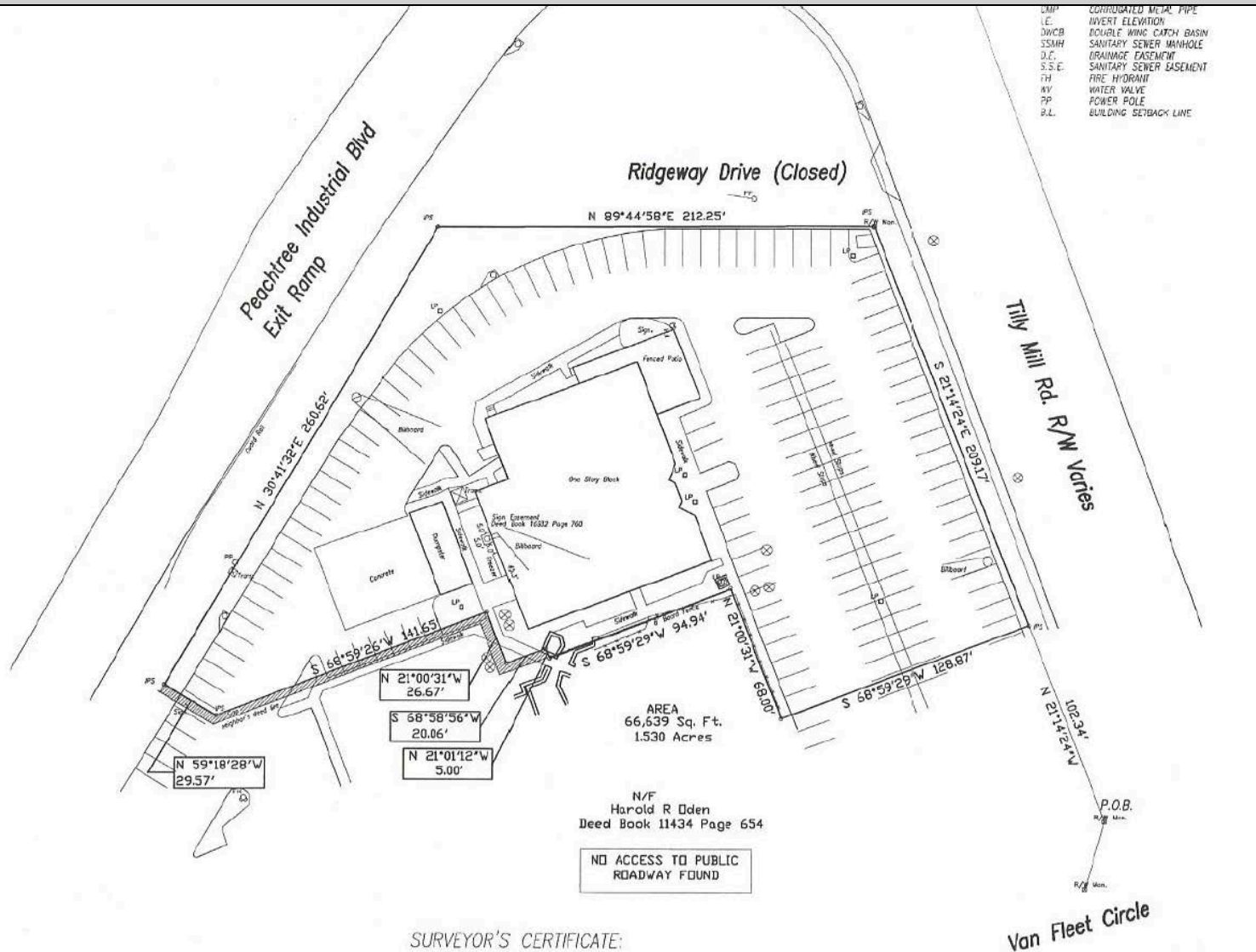
Event Space





Doraville Restaurant

Survey



SURVEYOR'S CERTIFICATE:

TO FDIC AND PRESCENT ASSET MANAGEMENT
 THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND SURVEY OF ON WHICH IT'S BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND ASPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6, 8, 9, 11, 14, 16 AND 17 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON OCTOBER 3, 2012. DATE OF PLAT OR MAP: OCTOBER 16, 2012



DANIEL F. CONROY RLS 2300
 GEORGIA REGISTER LAND SURVEYOR

NOTES:

ALL IRON PINS INDICATED AS SET (IPS) ARE 1/2" REBAR RODS.
 THIS SITE IS NOT LOCATED WITHIN 500 FEET OF A NATIONAL GEODETIC SURVEY MONUMENT.
 FIELD INFORMATION FOR THIS SURVEY WAS OBTAINED WITH A 5 SECOND THEODOLITE AND AN ELECTRONIC DISTANCE METER.
 THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 20,000 FEET AND AN ANGULAR ERROR OF 1 SECOND PER ANGLE POINT AND WAS ADJUSTED BY LEAST SQUARES.
 THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURES AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000 FEET.
 THIS PROPERTY DOES NOT LIE WITHIN A FEDERAL FLOOD HAZARD AREA AS PER FIRM NO. 12080C0016H



ALTA/ACSM LAND TITLE SURVEY FOR:	
SURVEYING SERVICES BY: conroy & associates, P.C.	
LAND LOT: 342	SURVEYED: 10-3-12
DISTRICT: 1019	DATE: 10-16-12 BY: DF
COUNTY: DeKalb	SCALE: 1"=30'
Deed Book 21899 Page 302	5885 Conroy Hwy
6305 Peachtree Industrial Blvd.	Atlanta, GA 30318
	770.81.5300
	www.conroy.com
AM093	