



BUSINESS FOR SALE & LEASE 3905 TWIN CREEK DRIVE UNIT 101



REGI POWELL  
rpowell@pjmorgan.com  
402-885-9929



CHASE FEIST  
cfeist@pjmorgan.com  
402-679-3303

*Information furnished is from sources deemed reliable, but is not guaranteed by PJ Morgan Real Estate, or its agents and is subject to change, corrections, errors, omissions, prior sales or withdrawal, without notice.*

 PJ MORGAN  
REAL ESTATE

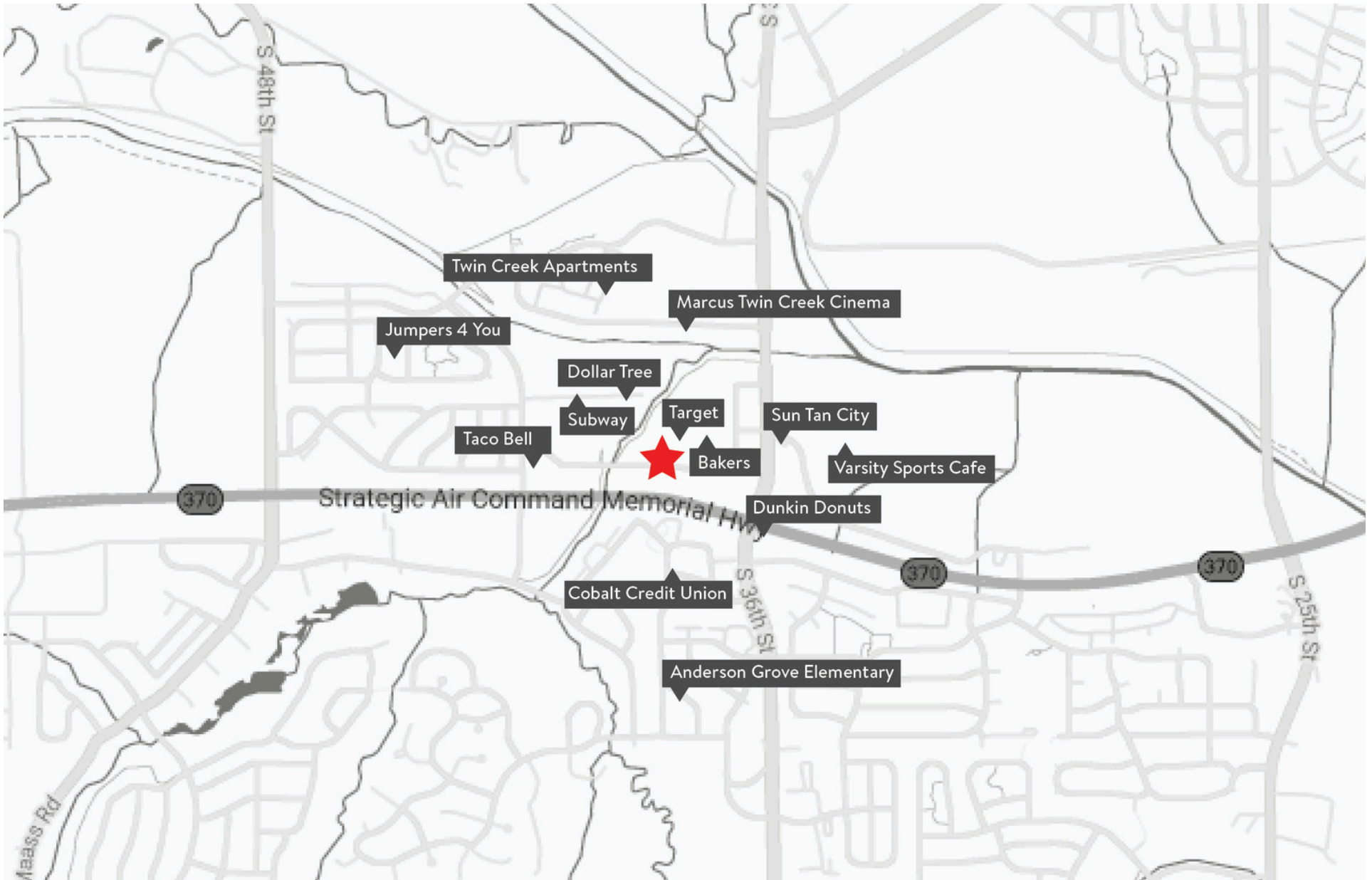


## PROPERTY DETAILS

Business for Sale	\$270,000
Real Estate Lease Rate	\$13.00 PSP
NNN	\$7.29 PSP
Available SF	2,839

## DESCRIPTION

This beautifully built-out restaurant features a full bar and a commercial kitchen, making it ready for immediate operation. The space is currently set up to seat approximately 100 guests. The business is for sale and includes all furniture and equipment, ensuring a seamless transition for the new owner. Located in a bustling shopping center with visibility from Highway 370, this prime spot has historically supported \$1 million in annual sales. Don't miss out on this incredible opportunity - contact us today to learn more! Sublease is only available with the purchase of business assets.



REGI POWELL  
rpowell@pjmorgan.com  
402-885-9929



CHASE FEIST  
cfeist@pjmorgan.com  
402-679-3303