

mōdus+
Real Estate
An Inner-G Hospitality Company



Statement of Confidentiality & Disclaimer

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mōdus ✦
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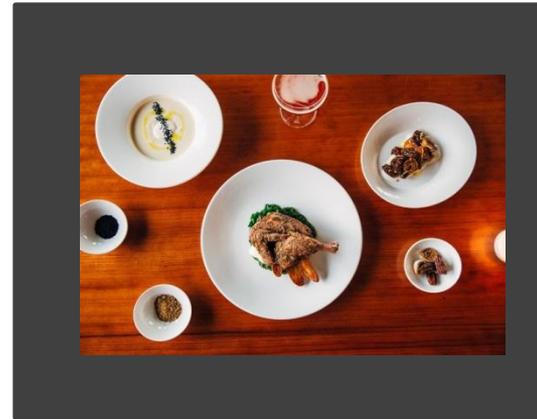
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Restaurant Highlights

This new listing is located in the hottest location in Atlanta. Old Fourth Ward and Inman Park area host some of the best restaurants and night scenes. The space was renovated in 2014 with \$700,000 in build-out. The restaurant can be purchased turnkey. Keep the existing concept or you can change the concept to your specifications. Be all-in with a rental rate at \$7,000+/- a month. This includes electricity, water, trash and storage. You can't find this deal at any other location. The space is approximately 2,400 SF and has additional patio space. The interior space holds 70 +/- seats and the exterior holds 20 +/- seats. The restaurant is open Tuesday through Sunday for dinner service only. Open for breakfast, lunch and Monday to increase sales. Some seller financing available.

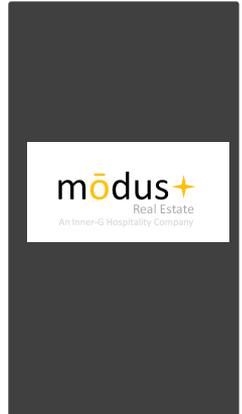
Priced at \$225,000

This is an open and operating business. Please do not attempt to approach the owner or staff.



Restaurant Highlights

List Price:	\$225,000
Base Rent:	\$6,050/month
CAM Charges:	\$950+/-/month includes electricity, water, trash
Seating:	70+/- interior and 20+/- exterior
Square Footage:	2,320 +/- SF
Parking:	Retail garage for employee parking & street
Partial Seller Financing:	Yes, with approved credit
Gross Sales:	\$780,000 +/-



Fantastic Activity on the Beltline



Local Attractions and Tours



Local Segway Tours



Atlanta Streetcar



MLK Historic Tours



Located near the OFW Skate Park
and the Atlanta Streetcar