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# FAMILY RESTAURANT FOR SALE

*Confidential Listing - NDA Attached*



**Ref #1683-RS**

**Price:** \$1,100,000

**Site Size:** 2.4± acres

**Building Size:** 7,256± square feet

**Seating Capacity:** 200+

**Zoning:** C

**Utilities:** Well and septic, central air conditioning

Rev. 06.11.13 GV/JC

Family owned restaurant for over 25 years with no local competition. Full service establishment with restaurant liquor license, seating for 200+ customers and banquet room. High visibility location with two bedroom apartment on second floor for additional income or owner/manager's use. Listing requires signed Non-Disclosure Agreement on following page for more information.

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**Michael Baxter  
& Associates**  
COMMERCIAL REAL ESTATE  
& PROPERTY MANAGEMENT

(570) 421-7466 or (800) 930-9788

[www.BaxCommercial.com](http://www.BaxCommercial.com)

1992 West Main Street • Stroudsburg, PA 18360

MB & A



## NON-DISCLOSURE AGREEMENT

This agreement dated \_\_\_\_\_, between the undersigned, hereinafter "client/customer" and Michael Baxter & Associates Commercial Real Estate & Property Management (MB&A) provides for the following:

The client/customer having requested information pertaining to a property or business marketed by the office of MB&A, with regards to a possible purchase, agrees to treat all information or evaluation materials furnished by MB&A with the utmost confidence.

It is agreed that the client/customer will not use the information or evaluation material in any way detrimental to the property, business and/or property/business owner's interest. This material will be kept confidential by the client/customer. Should the client/customer disclose any evaluation material to anyone who needs to know such information for the purpose of assisting in evaluating the property or business, it is understood that the client/customer will inform any assistant of the confidential nature of this information.

The client/customer acknowledges that MB&A as Broker represents the seller(s) of the business and/or real estate listed and agrees to conduct all further inquiries and/or negotiations regarding the business and/or real estate exclusively through the office of MB&A.

The client/customer acknowledges this Agreement by signing, dating, and returning this Agreement to the office of MB&A. Also, the Consumer Notice has been explained as required by Pennsylvania regulations to the client/customer and a copy will be provided to the client/customer at the first opportunity to meet.

\_\_\_\_\_  
Client/Customer

\_\_\_\_\_  
Date

\_\_\_\_\_  
Address

\_\_\_\_\_  
Phone

\_\_\_\_\_  
City, State Zip

\_\_\_\_\_  
Email

\_\_\_\_\_  
Available Capital

\_\_\_\_\_  
Client Signature

***Subject property: Reference #1683-RS Family Restaurant For Sale***