

## HIGH PROFIT HOOKAH LOUNGE & RESTAURANT!

**\*\* High Sales & Profit! \*\***

This Mediterranean restaurant and hookah lounge is profitable, and located in an excellent, high traffic, high exposure location in Gwinnett County, GA. The current owner started the business in 2013, and now wishes to raise money for real estate project.

**HOT BUSINESS - CALL FOR DETAILS!**

*This business is sharp!*

- Owner puts in ~20 hours/week.
- Excellent, high traffic location
- ~70 indoor seats, lounge seating, 30 outdoor
- This business has steady, established sales and income.
- Located on a busy roadway with high traffic count
- Ability to add other services



**Sales** – 2017 sales on books were more than \$800,000, or ~\$1.2 MM+

**Cash Flow:** 2017 discretionary profit on books ~\$80,000, or ~\$400,000+

**Employees** – 9 Full Time 2 cooks, 7 servers

**Facility:** Leased \*\*

- ~6,000 square feet,
- Monthly Rent: ~\$7,500 gross (includes CAM, tax, insurance)

### OPEN HOURS

M-W: 5:00 pm – 12:00 am  
TH : 5:00 pm – 1:00 am  
FRI-SAT: 5:00 PM – 3:00 am  
CLOSED SUNDAY

**Asking Price for business:** \$795,000 including all furniture, fixtures, equipment, inventory

The asking price is based on the current business income at 2 x cash flow (ROI 50%+), the security of income of the business, and the costs (more than \$400,000) necessary to set up and establish a restaurant and bar of this type and location.

*The business can generate an owner-operated 50% return on investment for an all cash deal.*

**TOP NOTCH HIGH PROFIT RESTAURANT & HOOKAH LOUNGE!**

**Call for a look!**

*For additional information, call Priority Business Acquisitions, (770) 932-6122.*

\* Information in this flyer is given to best of Seller and Broker's knowledge. Buyer must verify all information prior to closing.

\*\* Broker is leasing agent for shopping center of business location.