



UNIQUE FREESTANDING FREEMONT RESTAURANT WITH PARKING AND LARGE PATIO

LOCATED IN THE HEART OF DOWNTOWN FREEMONT ON A CORNER LOT

Continue to run it as a Thai restaurant or bring your own concept and ideas to capitalize on the unique location and amenities. Eliminate parking to create one of the largest outdoor spaces in Fremont? Look into the possibility of owning the only drive thru location in Fremont? Turn the second floor into private dining?

- Full bar with spirits, wine and beer license.
- Large spacious kitchen with a 19 foot Class 1 hood.
- Spacious Walk In Refrigerator.
- Large office space, an incredible amount of storage, dedicated employee bathroom.
- Price \$295,000



2200 sq. feet inside, plus additional 1000 square foot patio, plus additional parking lot.

Current lease is through April, 2019, plus an additional 5 year option through April 2024.

Rent is \$6329 per month. Increases 5% each year.

Restaurant sales currently averaging around 600K per year.

Dedicated parking lot (or perhaps future patio expansion?)

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