

**RESTAURANT FOR SALE OR LEASE**

# Turn-Key Restaurant Available

2609 Broad Street, Lake Charles, Louisiana 70615

Presented By:

**Joel Davidson, CCIM**

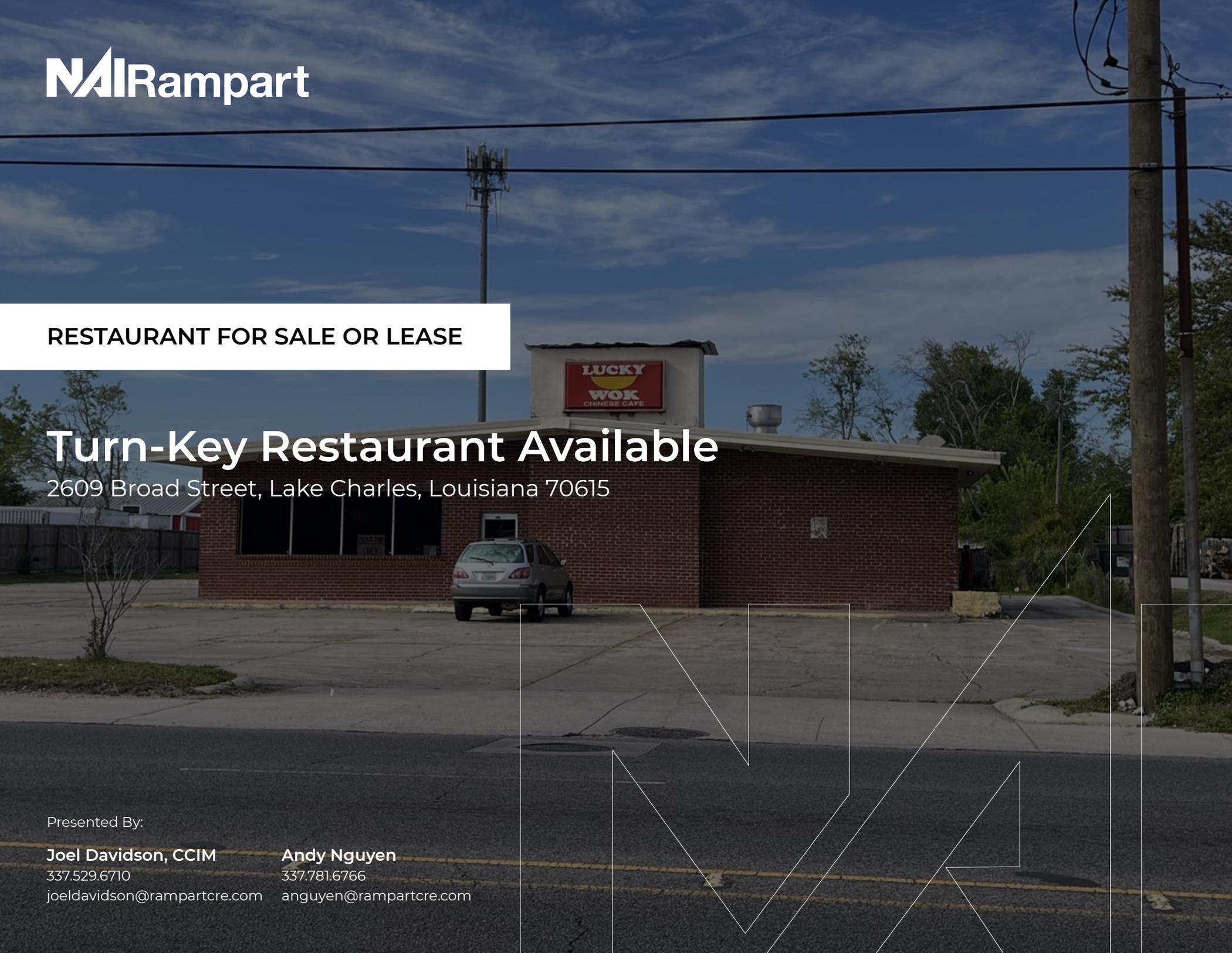
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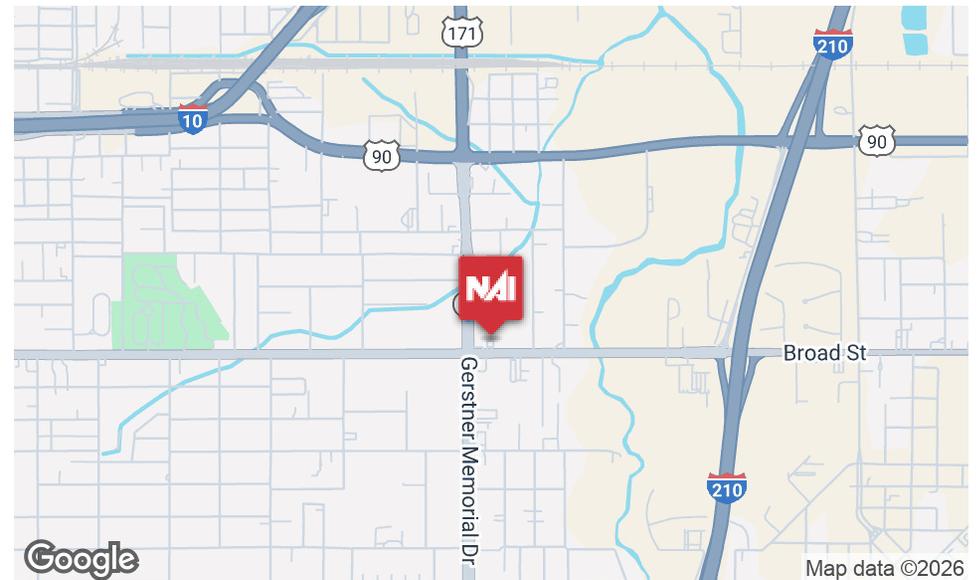


### PROPERTY HIGHLIGHTS

- ±2,639 SF Turn-Key Restaurant Available
- Building Renovated in 2008 (built 1980s)
- Two Dining Areas, Office, Kitchen, Service Counter, Storage Area & Drive Thru
- Walk-in Cooler and Freezer in Kitchen Area
- Ample Parking Onsite (±18,800 SF) with Dining for Approximately 100 (±980 SF)
- Contact Agent for List of FF&E, Inventory & Financials
- Everything Onsite to Remain & Included in Sale
- Owner financing available for qualified parties

### OFFERING SUMMARY

Sale Price:	\$449,000
Lot Size:	±0.73 Acres
Building Size:	±2,639 SF

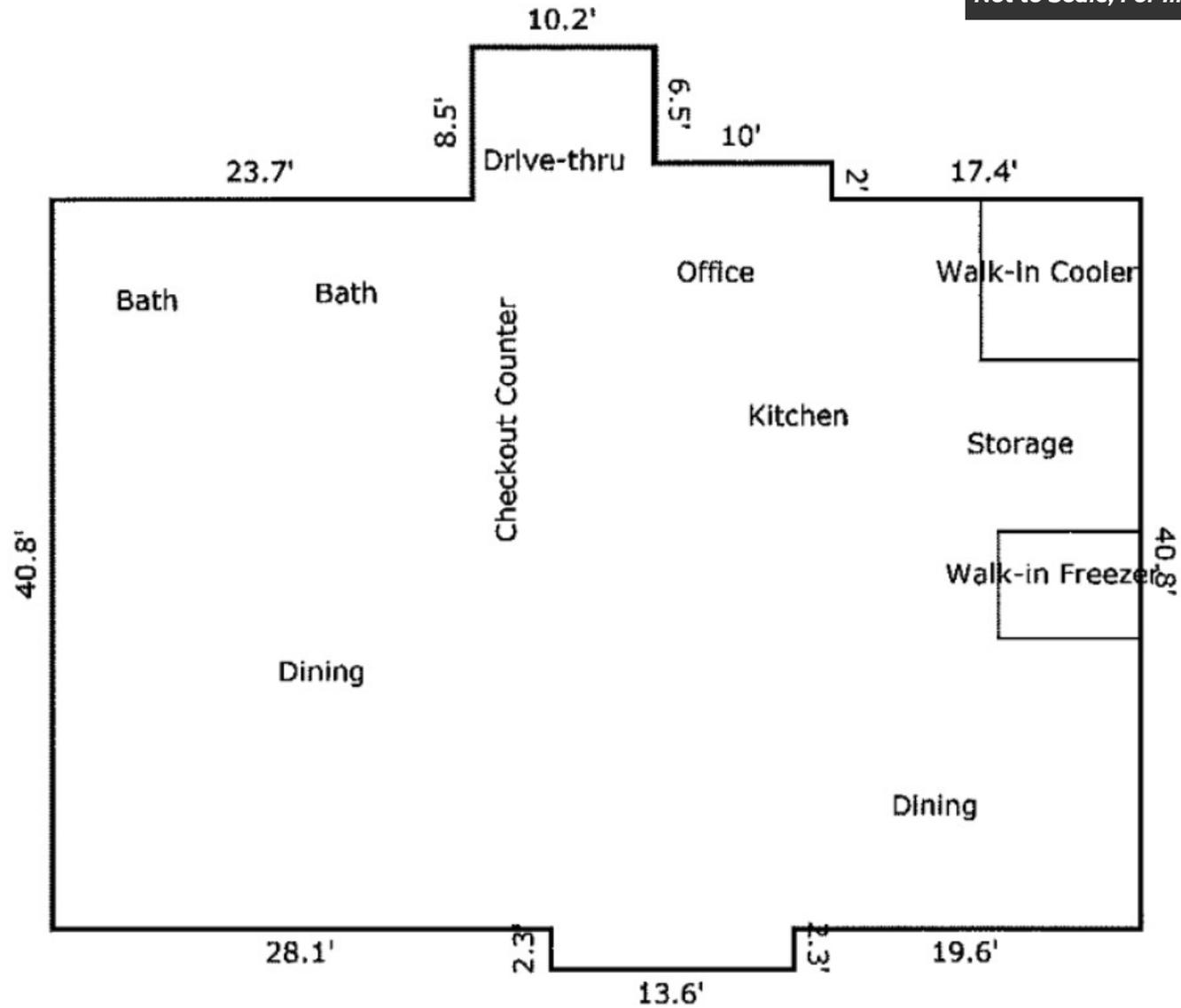


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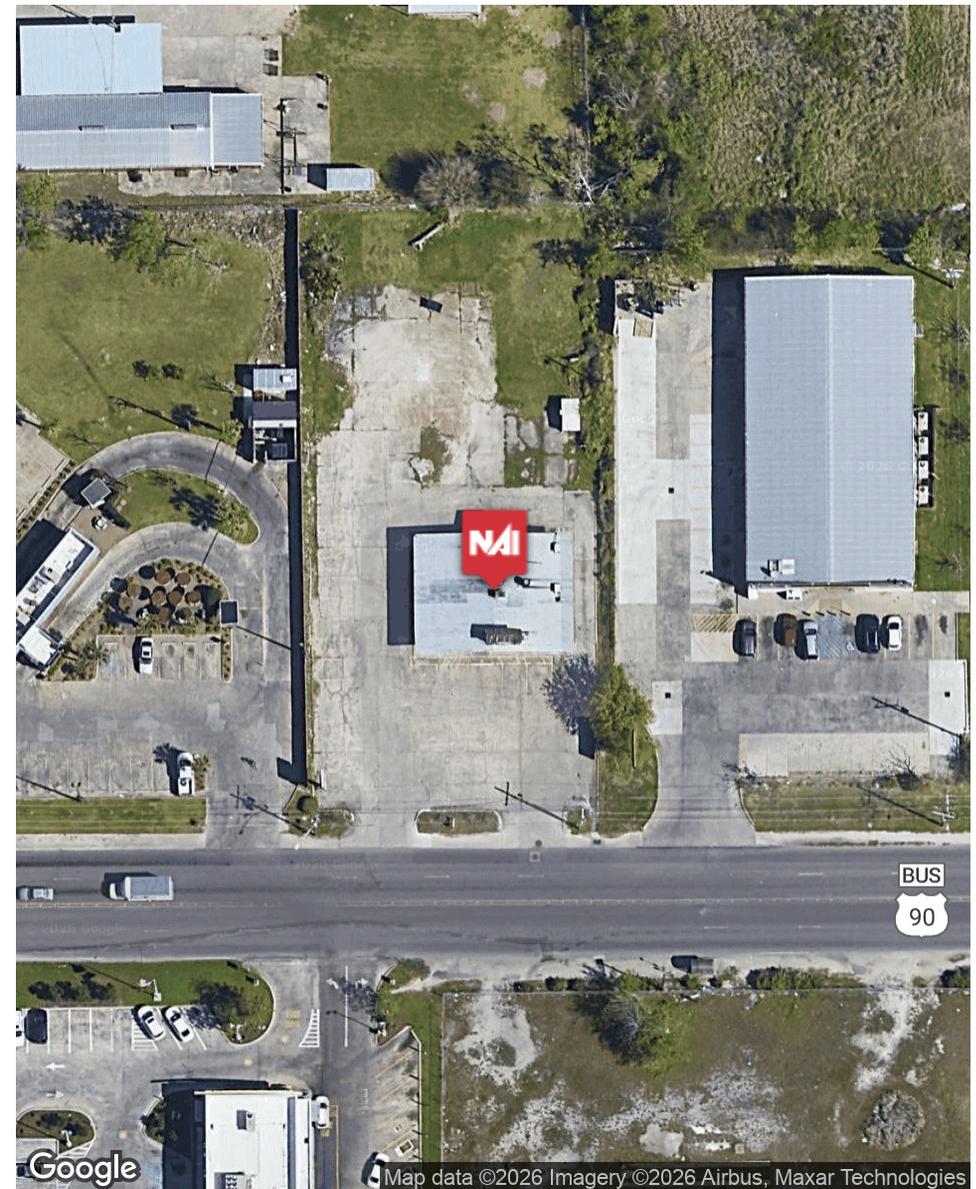
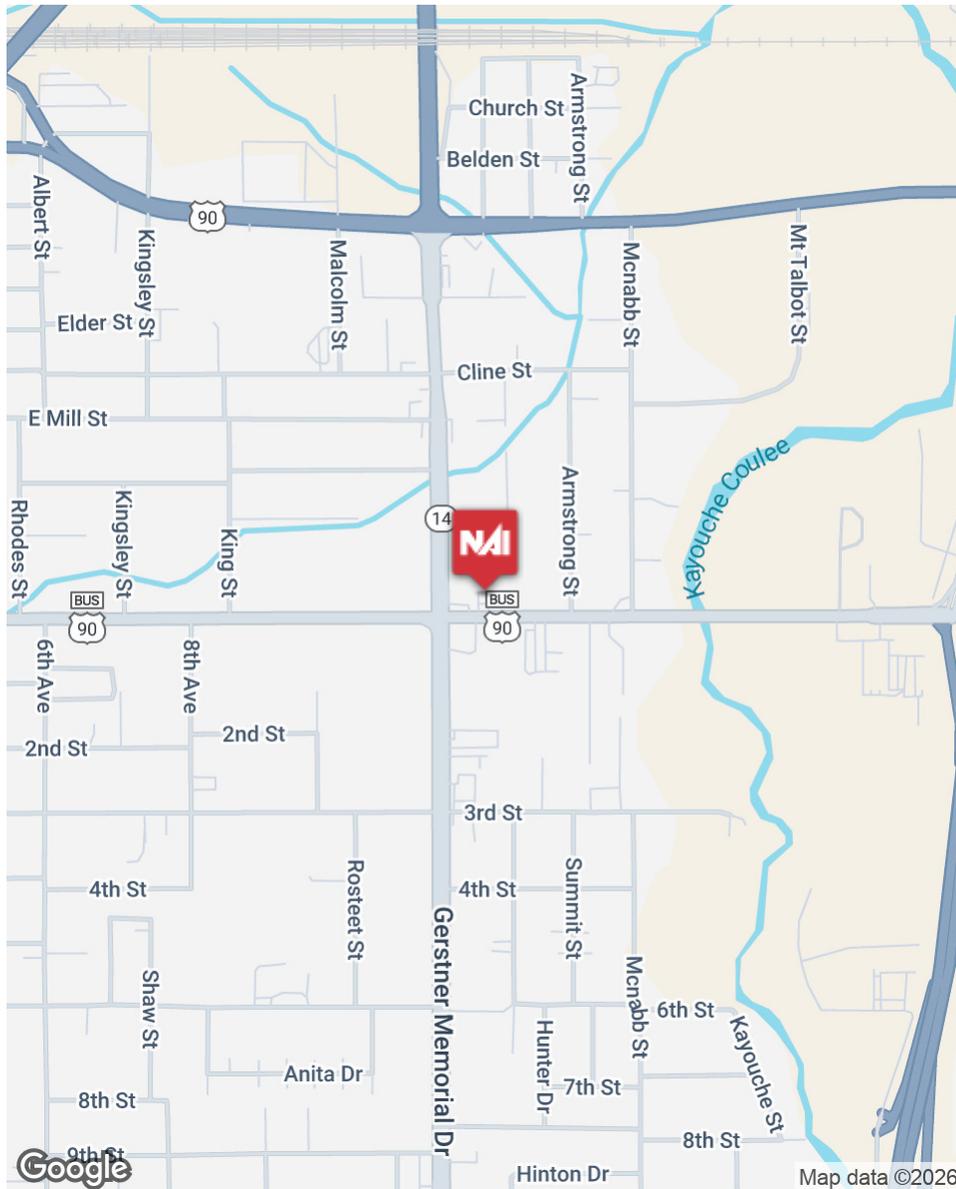


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**LUCKY**  
**WOK**  
CHINESE CAFE

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