

Junior's Bar & Restaurant

Next to Haywood Mall | 14 Gladys Drive | Greenville, SC 29607

For Sale
*Real Estate and
Business Assets*



Situated in a densely developed area just outside of the Greenville Mall campus near Haywood Road, Congaree Road, and the Patewood Medical Campus, Junior's has potential to draw from both a day-time and night-time customer base.

This bar and restaurant has a number of valuable amenities that an experienced owner/operator will be able to recognize.

- 8,500 sf +/-
- 1.69 acres +/-
- Zoned S-1
- Current liquor license
- Business Assets included (agent can provide details)
- Currently open and operating
- Sprinkler system in place
- Occupancy permitted of up to 276 people (+ capacity available)
- Low utility cost due to construction elements

Should a purchaser desire to include the operating tenant corporation with the sale of the real estate, potential advantages exist in the areas of occupancy permitting, alcoholic beverage licensing, and more.



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As shown in the aerial above, the property is uniquely situated just outside of the city limits in Greenville County. The property already has public water, sewer, and sprinkler system, and no agreement to annex into the city exists.

The owner is willing provide instruction to potential buyers as to the advantages of being located in the County, if needed. Utility saving construction elements include UV coated roof, R-70 insulated ceiling, R-50 insulated walls. There is 30 tons of airconditioning on-site, but the facility typically runs on 2 5-ton units. Estimated electric expense ranges from \$1,200/month in the summer down to \$700/month in the winter with low water bills.

Price: \$849,500 (\$99.95/sf)

Seller to allow Buyer to verify any important information during due diligence period.

SC Lic #: 5597

24 Vardry Street Ste. 401 Greenville, SC 29601

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