

# *George Street*

*New Brunswick, NJ 08901*

PRESENTED BY:

LANCE BRAM COMMERCIAL BROKERAGE



## *Available for Sale Turn-Key Fast Food Restaurant Downtown New Brunswick*

- ◆ **Price Reduced: \$125,000**
- ◆ Price includes Furniture, Fixtures, Equipment and Assignment of Lease
- ◆ Gross Monthly Rent: \$6,400 includes Taxes and Water/Sewer Charges
- ◆ Renewable Lease: 16 years
  
- ◆ 2,200 SF Main Floor and a Mezzanine seating
- ◆ Capacity: Main floor 40 seats, Mezzanine 30 seats
- ◆ 650 SF Fully Equipment Kitchen
- ◆ 1400 SF Basement
  
- ◆ Located in Downtown New Brunswick
- ◆ Walking Distance From the Train Station, Hospitals, County Courts, Theaters, Rutgers University's Largest Campus and International Corporations' Offices such as Morgan Stanley, Johnson & Johnson.
- ◆ Close proximity from the Train Station to Capitalize on Commuter Traffic.
- ◆ Many High-Rise Residential Buildings in the Area with Potential for Evening Delivery and Eat-In Business.

FOR MORE INFORMATION CONTACT EXCLUSIVE BROKERS:

*Lance Bram*

COMMERCIAL BROKERAGE

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

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