



Prudential Georgia Realty

**BrentHoffman.com**

*"When You Want It Sold"*

Commercial Real Estate Services

**BANKRUPTCY!**



## WELL EQUIPPED RESTAURANT FOR SALE - \$599,000

Cleveland (Northeast), GA – 75 mi N. of Atlanta

Former West Family Restaurant, a successful institution for over 15 years! Corner GA Hwy 75  
1963 Tom Bell Rd

Located just 4 miles north of the Cleveland and 4.5 miles south of Helen (3<sup>rd</sup> most popular tourist destination in GA – 1,200,000 visitors per year.) This facility is in excellent condition.

**\*\*Sold subject to Bankruptcy Judge approval\*\***

- 7,460 sf
- Built 1995 – addition 2000
- Seats up to 300 people
- All kitchen equipment included
- 95+ parking spaces
- 4.5 acre corner
- Beer and wine possible
- 2000 – 2009 population growth = 26.8%
- Additional inventory lists, aerials photos, plat, etc. at [www.BrentHoffman.com](http://www.BrentHoffman.com)



For more information call 770-533-6721 or email at [Brent@BrentHoffman.com](mailto:Brent@BrentHoffman.com)

More property information at [www.BrentHoffman.com](http://www.BrentHoffman.com)

Prudential Georgia Realty – 770-536-3007





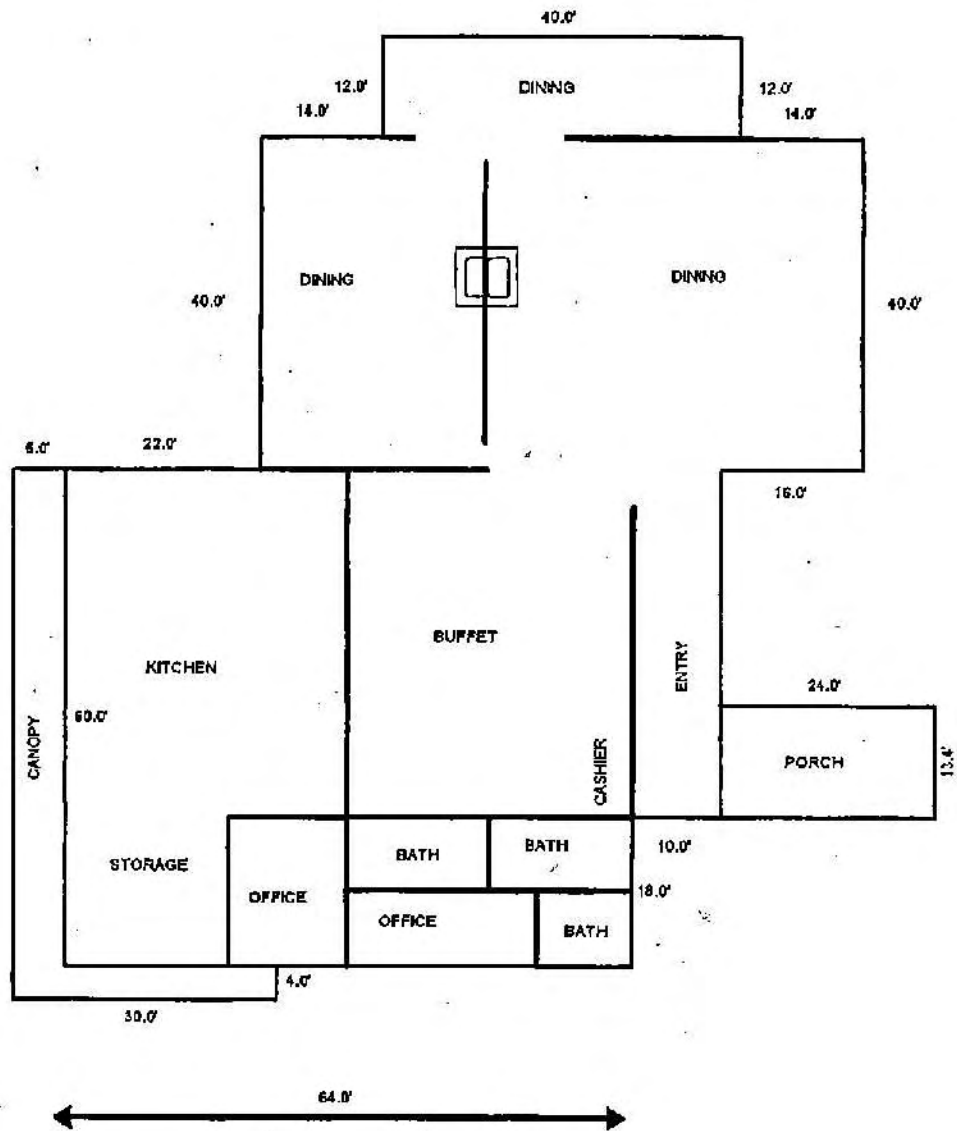
1963 Tom Bell Rd – Cleveland, GA – Call Brent Hoffman (Prudential) 770-533-6721





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# Sketch



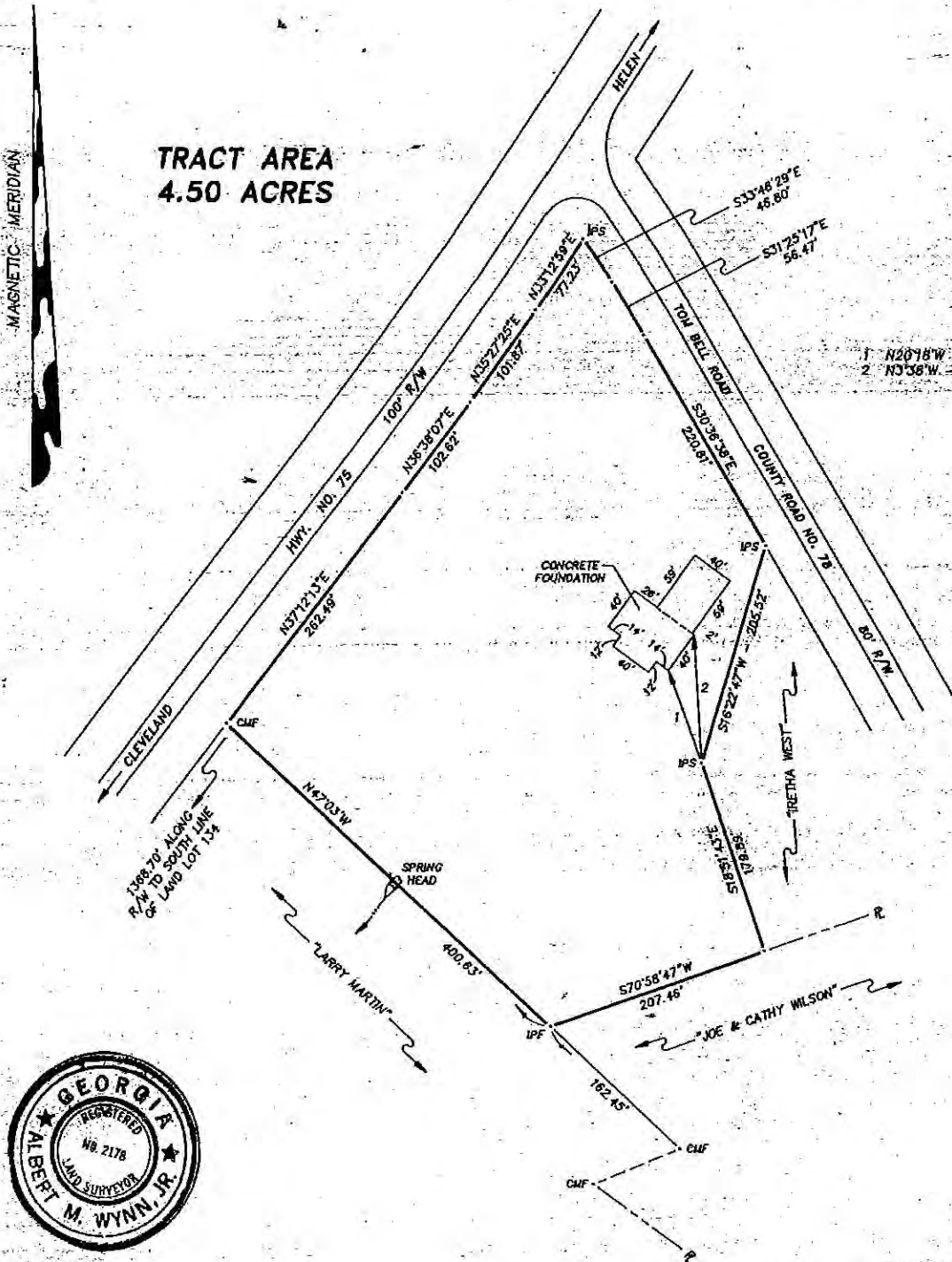
DRAWING SHOWS ONLY GENERAL FEATURES AND IS NOT EXACT OR TO SCALE

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN \_\_\_\_\_ FEET AND AN ANGULAR ERROR OF \_\_\_\_\_ PER ANGLE POINT, AND WAS ADJUSTED USING \_\_\_\_\_ RULE.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN \_\_\_\_\_ FEET.  
EQUIPMENT USED - TOPCON GTS-2B TOTAL STATION

MAGNETIC MERIDIAN

TRACT AREA  
4.50 ACRES



JOB NO. 94-379

THIS PROPERTY IS NOT IN A FLOOD HAZARD AREA.



EDDIE HOOD & ASSOCIATES  
150 COURTHOUSE SQUARE SUITE G  
CLEVELAND, GA. 30528  
(706) 865-3676

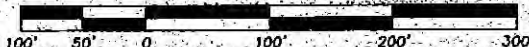
MAP PREPARED FOR

## WEST FAMILY RESTAURANT

LAND LOT 134 — 3rd DISTRICT  
WHITE COUNTY, GEORGIA  
DATE: 12-29-94 — SCALE: 1" = 100'

B/144/24

GRAPHIC SCALE





## **Equipment/Furniture/Contents List – West Family Restaurant; Cleveland, Ga**

### **Kitchen Equipment:**

- 4 Foot Flat Grill (Star)
- 4 Foot CharGrill (Imperial)
- 9 ½ Foot Hood System
- 3 Fryers (Dean, Imperial, and Pitco) – the Imperial Fryer needs a new Valve
- 6-Eye Gas Stove/Oven (Dynamic Cooking Systems) – 2 of the eyes need repair
- Double Convection Oven (Blodgett) – top unit needs new heating element
- Upright Single Door Cooler (Continental)
- Coffee Grinder (Bunn)
- Salad Prep Table
- 20 Quart Mixer (Hobart)
- Chopper (Dito Dean)
- 8 Foot Stainless Prep Table
- 5 Foot, 4-Shelf Rack
- 2 – 6 Foot Prep Tables
- 2 – 3 Foot Prep Tables
- Can Rack
- Walk In Freezer (7 x 16) – contains 4 racks
- Walk In Cooler (10 x 16) – contains 4 racks
- Fryer Filter
- Deli Slicer (Berkel)
- 6-Head Coke Fountain
- Rinnai Hot Water System
- 4 Camera Surveillance System

### **Dish Room:**

- Dishwashing System (Hobart)
- Dishwashing Unit (Aquascrubber)
- Manitowac Ice Machine (only produces ice from one side) – bin is in good shape

### **Dining Room:**

- 15 Booths (4 people)
- 2 Booths (6 people)
- 26 – 4-Top Tables
- 5 – 8-Top Tables
- 172 Chairs
- 4 Highchairs
- 2 Water/Utensil/Dish Stations

- 1 Tea Maker
- 1 – 2-Eye Hot Plate
- 11 Ceiling Fans
- PA Speakers
- 2 Chandeliers
- Double Sided Fireplace

**Buffet/Entrance Area:**

- Register
- 3 Radio Receivers
- 1 Cold Line (12 Feet) with refrigerated units underneath
- 2 Hot Lines (12 Feet each) – each unit has 8 bays for pans as well as a soup well

**Women's Restroom:**

- 2 sinks
- 2 stalls
- Baby Changing Table

**Men's Restroom:**

- 2 sinks
- 1 urinal
- 1 stall
- Baby Changing Table

*Additionally, there is a nice amount of small wares (dishes, serving utensils, cooking utensils, pitchers, cups, glasses, etc) which are included in the sale.*



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