



**BERKSHIRE HATHAWAY** | Georgia Properties  
Commercial Division

## Furnished Restaurant/Bar for lease

**This restaurant needs little to open quickly**  
**Located on the historic Gainesville Square**

118 Main St. in the Main St. Market Bldg lower level  
"Where Gainesville Comes to Meet"



- ◆ \$3,500 monthly lease rate
- ◆ 10,000 SF
- ◆ Equipped kitchen included
- ◆ Booths, granite bar, dance floor
- ◆ Owner request experience Restaurateur
- ◆ Private dining, Banquet, & Space
- ◆ Outdoor dining available
- ◆ Gainesville's entertainment district
- ◆ **Entire Main Street Market Building for sale for \$1.6 million**

More info and video at [www.BrentHoffman.com](http://www.BrentHoffman.com)  
Berkshire Hathaway Georgia Properties 770-533-6721(Direct)

## Why come to the historic Gainesville Square?



**Downtown Gainesville is who we are - it's the heartbeat, the rhythm of the community. "The Main Street Market building is where Gainesville comes to meet".**

*So much, so close!*

Located in the heart of the business district, the downtown square is home to a number of boutique and second generation specialty stores, several restaurants and an entertaining and vibrant downtown nightlife. There are over 50 businesses just downtown. Move out a block or two each way and you will be in the hundreds!!

Some of the many restaurants:

Atlas Pizza  
Avocado's  
Collegiate Grill  
Downtown Drafts  
Inman Perk Coffee  
Luna's Restaurant & Piano Bar

Mule Camp Tavern  
Re-cess Gastro Pub  
Scott's Downtown  
Sweet Magnolia's  
Yellow Fin

*The City of Gainesville supports and encourages businesses on the Square and sponsors many events throughout the year to increase visitors. These and so much more:*

Mutts on Main  
First Friday's  
Farmer's Market  
Jingle Mingle  
Taste of Gainesville

Spring Chicken Festival  
Summer concert series  
Art on the Square  
Howl-O-Ween  
Mule Camp

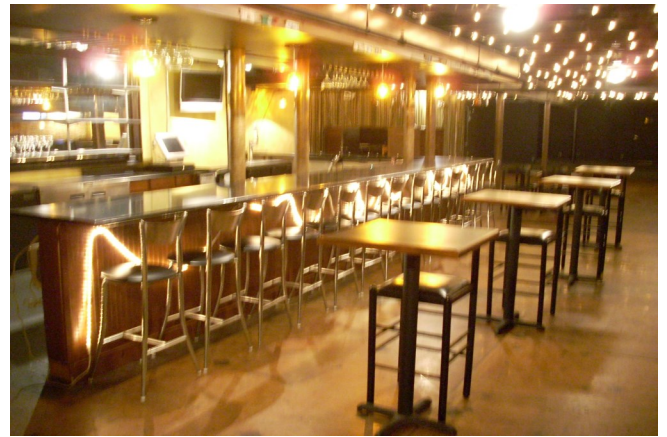
**Bring your restaurant concept and join the fun!**

**[Link to Downtown Gainesville Square](#)**





Spacious and room for expansion



Bar features mirror glass liquor display & wooden wine bottle display



Four top tables with chairs



Bar is equipped with 2 4 tap beer units & 3 bin reach in beer cooler, 2 door SS work



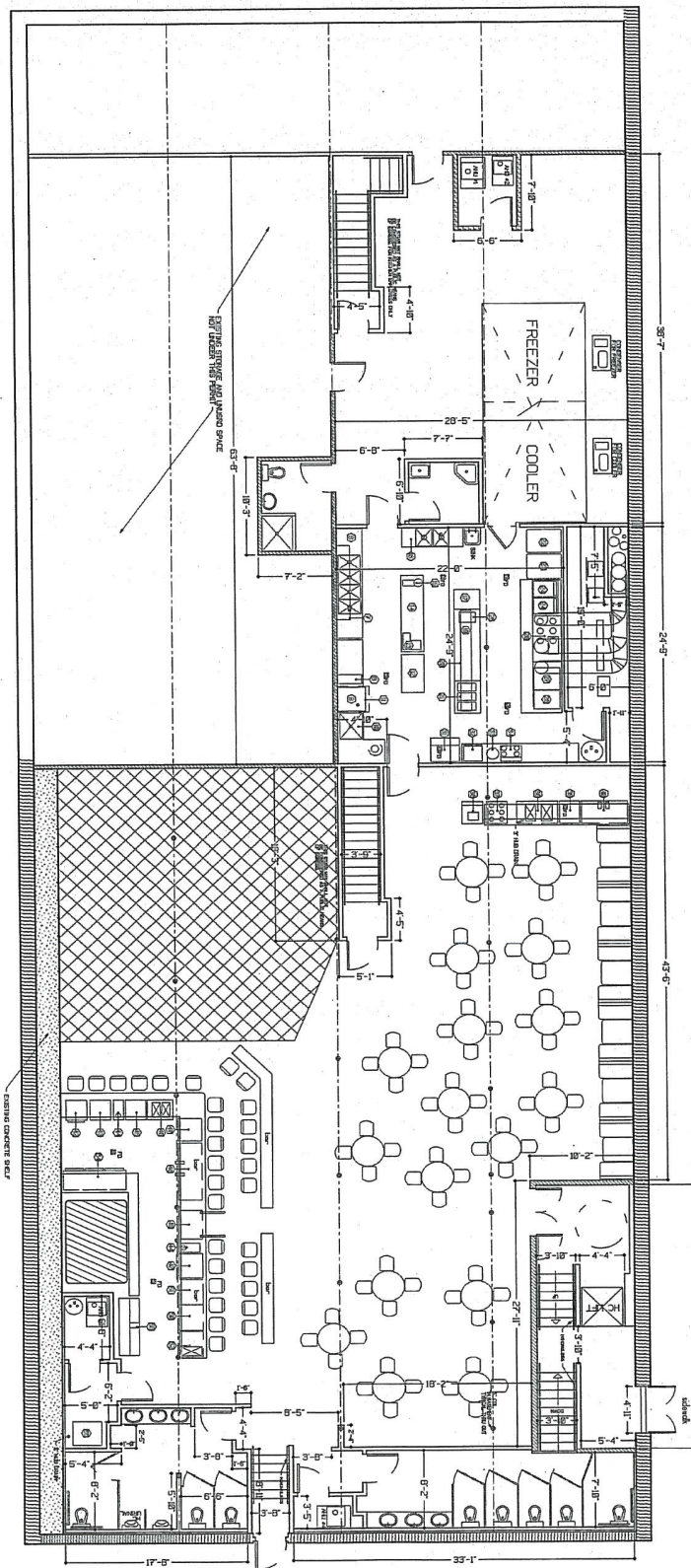
Vulcan Convection Ovens



Stainless Steel tables

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 770-536-3007 (Office)





### CEILING LEGEND & SYMBOLS

WALL LEGEND

### LEGEND & SYMBOLS

**ENERGIZER  
AND OWNER**

 **FE** 

**PORTABLE FIRE EXTINGUISHER FOR NFPA 10  
5 POUND ABC TYPE MINIMUM RATED  
FOR USE WITH MINIMUM RATED  
DOMESTIC SPRINKLER HEAD CONNECTED  
TO THE DOMESTIC WATER PIPING SYSTEM**

ROOM SPACE NUMBER	DOOR NUMBER
118	134

A-

DIMENSION PLAN BASEMENT LEVEL	
DESIGN	DRAWN
TWR	TWR
SHEET TITLE	

Project  
**THE BOILER ROOM  
RESTAURANT / BAR**  
118 MAIN STREET S.W.  
GAINESVILLE GEORGIA 30501  
HALL COUNTY

**THE  
SOUTHERN  
GROUP**  
P.O. BOX 1328  
MEMPHIS, TN 38101  
AX 7-87-4644  
ASSOCIATED DESIGN GROUP  
ARCHITECTURAL & SITE DESIGN



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