



BERKSHIRE HATHAWAY | Georgia Properties
Commercial Division

**OWNER FINANCING
NOW AVAILABLE**

**5,600 s.f. fully equipped restaurant
REDUCED to \$299,000**

Historic Downtown District

Former Toasted & Tapped Restaurant/Brewery



**5603 Main Street, Flowery Branch
Bike from Hide Away Bay Marina**

- ◆ Indoor table seating for 100+
- ◆ Outside patio/dinning area 30+
- ◆ Fully equipped kitchen
- ◆ 2 bars—one fully equipped
- ◆ Brewery/tasting rooms
- ◆ Salad station, numerous prep areas
- ◆ Fully furnished
- ◆ Managers office w/ bath & shower
- ◆ Outdoor 15x18 storage or smokehouse
- ◆ 16 X 18 Cooler, 8 X 8 Freezer
- ◆ All utilities available
- ◆ M/F bathrooms & uni-sex ADA bathroom
- ◆ **Flowery Branch has tremendous downtown master plan!**

Owner financing: 20% down, 8% interest, amortized 20 years, with 5 year balloon

More info and video at www.BrentHoffman.com

BERKSHIRE HATHAWAY | Georgia Properties 770-533-6721



Entrance and waiting area



Small Bar Area



Main Bar



Former Tap/Brewery Area w/drains



Dining Area



Seat approximately 100



Fully equipped kitchen area



One of two refrigeration/freezers



Outdoor seating area 30+



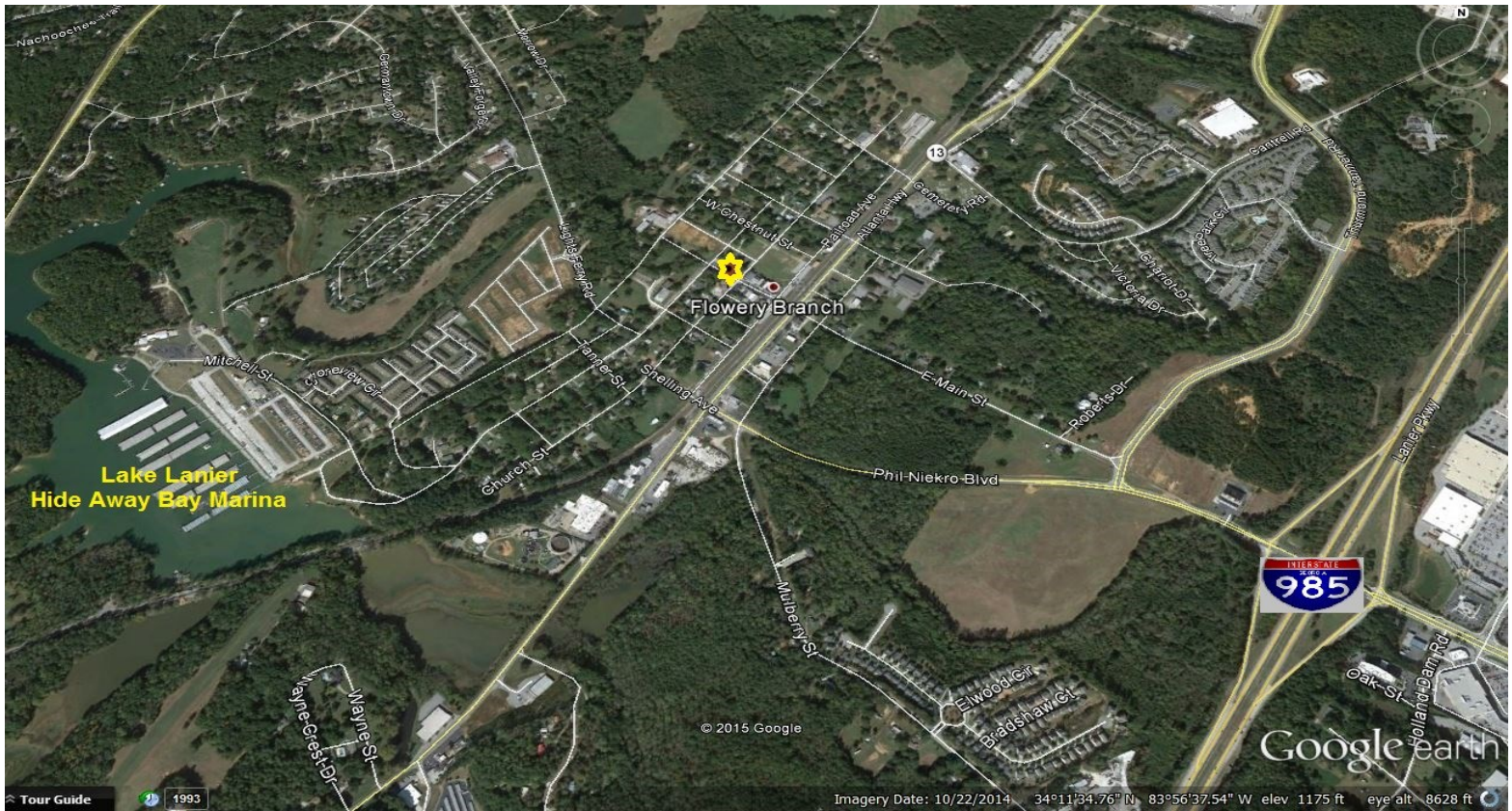
Aerial of historic downtown
Flowery Branch



Side view from Church St

View of square





Convenient to I-985 on the Flowery Branch Square

Directions: From N on I-985 take exit 12 , Spout Springs Rd. Left at bottom of ramp, Road becomes Phil Niekro Blvd. Continue .8 miles and make a right on Railroad Ave. in .07 miles make left onto Main Street. Property ahead on left at corner of Church St. & Main St.

GREAT DEMOGRAPHICS—average income of \$84,719 within 3 miles of the restaurant and a 6.7% population growth.

Link to:

[Flowery Branch Redevelopment Plans](#)

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