



9,400 Square foot restaurant  
All Equipment Included- completely furnished  
Toccoa Georgia

**REDUCED \$100,000 NOW \$429,000**

## DRONE VIDEO



605 Big A Road, Toccoa GA 30577

Nestled in the beautiful foothills of the Southern Appalachian Mountains, Toccoa / Stephens County is the perfect destination for relaxation, exploration, and adventure. Historic Downtown Toccoa provides the perfect backdrop for annual community events.

- ◆ Seats 280 with private dining rooms available up to 100 guest—great meeting space
- ◆ Kiwanis—Shriners—Gideons and other local civic organizations use this space
- ◆ 1.55 Acres - Dual road frontage || 24,200 daily traffic count (2016)
- ◆ Built in 1982—All Equipment Included - Fully Furnished
- ◆ Gross Sales approx. 1.3 million (2017) (and only open 6 days/week - closed on Wednesday)
- ◆ Royalties of only 2% and advertising fixed at \$250/month to WSC
- ◆ Owner will assist with transition/training
- ◆ 100+ Parking Spaces
- ◆ 2,400—2,800 guest average per week
- ◆ **New roof, restriped & sealed parking lot, exterior painting, new landscape**

200 West Academy Street, NW  
Gainesville, GA 30501

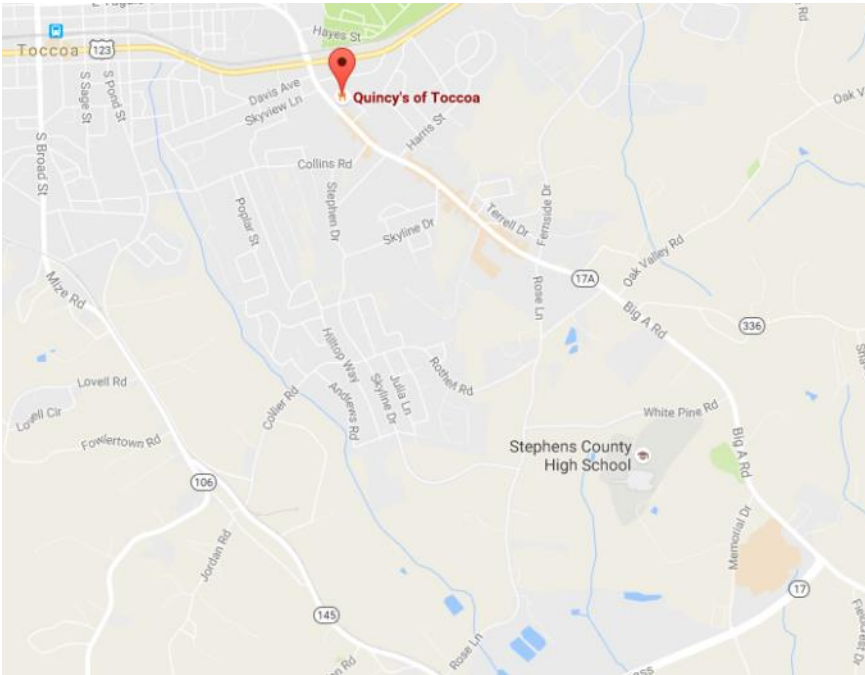
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**605 Big A Road, Toccoa, GA  
30577**

**From: Atlanta take I-85 N to exit # 173 (Lavonia) Take Hwy 17 / Big A Rd (Wal-Mart on Left), 14.8 miles to Quincy's on the right**

**Frontage on both Big A Road and Norwood Avenue.**



**605 Big A Road; Toccoa, Georgia  
Purchase Price: \$429,000**

**PERSONAL AND CONFIDENTIAL**

**Net Sales <sup>1</sup>**

**Cash Flow <sup>2</sup>**

**Purchase Price**

**Potential Return <sup>3</sup>**

	12 Months Ended December 31, 2014	12 Months Ended December 31, 2015	12 Month Ended December 31, 2016	Pro Forma: Annualized 2017 off of June 30, 2017
Net Sales <sup>1</sup>	\$1,016,114	\$1,295,403	\$1,118,399	\$1,140,974
Cash Flow <sup>2</sup>	-\$2,143 -0.2%	\$57,301 4.4%	\$67,850 6.1%	\$94,932 8.3%
Purchase Price	<b>\$429,000</b>	<b>\$429,000</b>	<b>\$429,000</b>	<b>\$429,000</b>
Potential Return <sup>3</sup>		<b>13.36%</b>	<b>15.82%</b>	<b>22.13%</b>

1. Open 6 days/week; Current Owner took Restaurant back in late 2013
2. Cash Flow: Net Income + Interest + Depreciation + Owners Salary
3. Potential Return: Cash Flow/Purchase Price