

# Iconic Family Owned Restaurant For Sale

## Maebob's Restaurant

101 E. Main Street | Irwinton, GA 31042



Summary

Area Info

Photos

Aerial

Site Map



**REDUCED: \$349,000 | ~~SALE PRICE: \$399,000~~**  
**SHOWN BY APPOINTMENT ONLY**

### CONTACT

**Patty Burns, CCIM, ALC**  
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## PROPERTY INFORMATION

### BUILDING

|                          |   |
|--------------------------|---|
| <b>Property Address:</b> | 101 E Main Street<br>Irwinton, GA 31042 |
| <b>County:</b>           | Wilkinson                               |
| <b>Total Size:</b>       | ±2,700 SF                               |
| <b>Year Built:</b>       | 1975                                    |
| <b>Utilities:</b>        | All available                           |
| <b>Parking:</b>          | Side and rear paved parking             |
| <b>Traffic Count:</b>    | 1,839 VPD                               |

### SITE

|                   |            |
|-------------------|------------|
| <b>Site Size:</b> | 0.36 Acres |
| <b>Parcel ID:</b> | 106-057    |
| <b>Zoning:</b>    | Commercial |



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### NOTES

Turnkey operation sale includes the real estate and all the fixtures, equipment, and POS system. Maebob's, a family-owned restaurant in business for 49 years, well-established business enjoys a loyal customer base and a stellar reputation across Middle Georgia. Open for Breakfast/Lunch/Dinner. High visibility area.

Situated in rural Wilkinson County, right off of Hwy 441, neighbors include the Wilkinson County Courthouse, local government offices, and downtown businesses.

### PROPERTY HIGHLIGHTS

- Turnkey operation
- Loyal customer base and strong brand recognition across Middle Georgia
- Corner lot with road frontage on Main Street (GA Hwy 57)
- Strong visibility
- Surrounded by civic infrastructure and local businesses
- Public utilities available
- Parking available on side and rear

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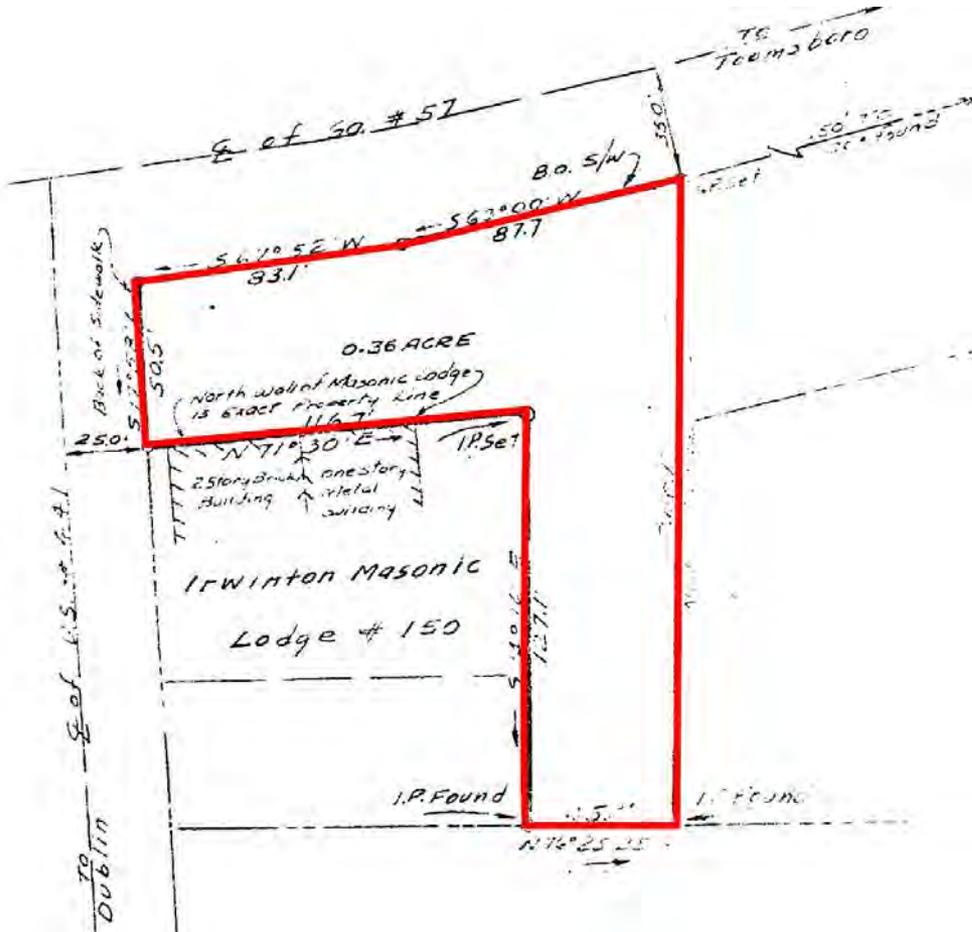
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