

# Iconic Family Owned Restaurant For Sale

## Maebob's Restaurant

101 E. Main Street | Irwinton, GA 31042



Summary

Area Info

Photos

Aerial

Site Map



**SALE PRICE: \$399,000**  
**SHOWN BY APPOINTMENT ONLY**

### CONTACT

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

#### BUILDING

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

#### SITE

Site Size:	0.36 Acres
Parcel ID:	106-057
Zoning:	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

# SALE PRICE: \$399,000

## Shown by appointment ONLY. Call to schedule today.

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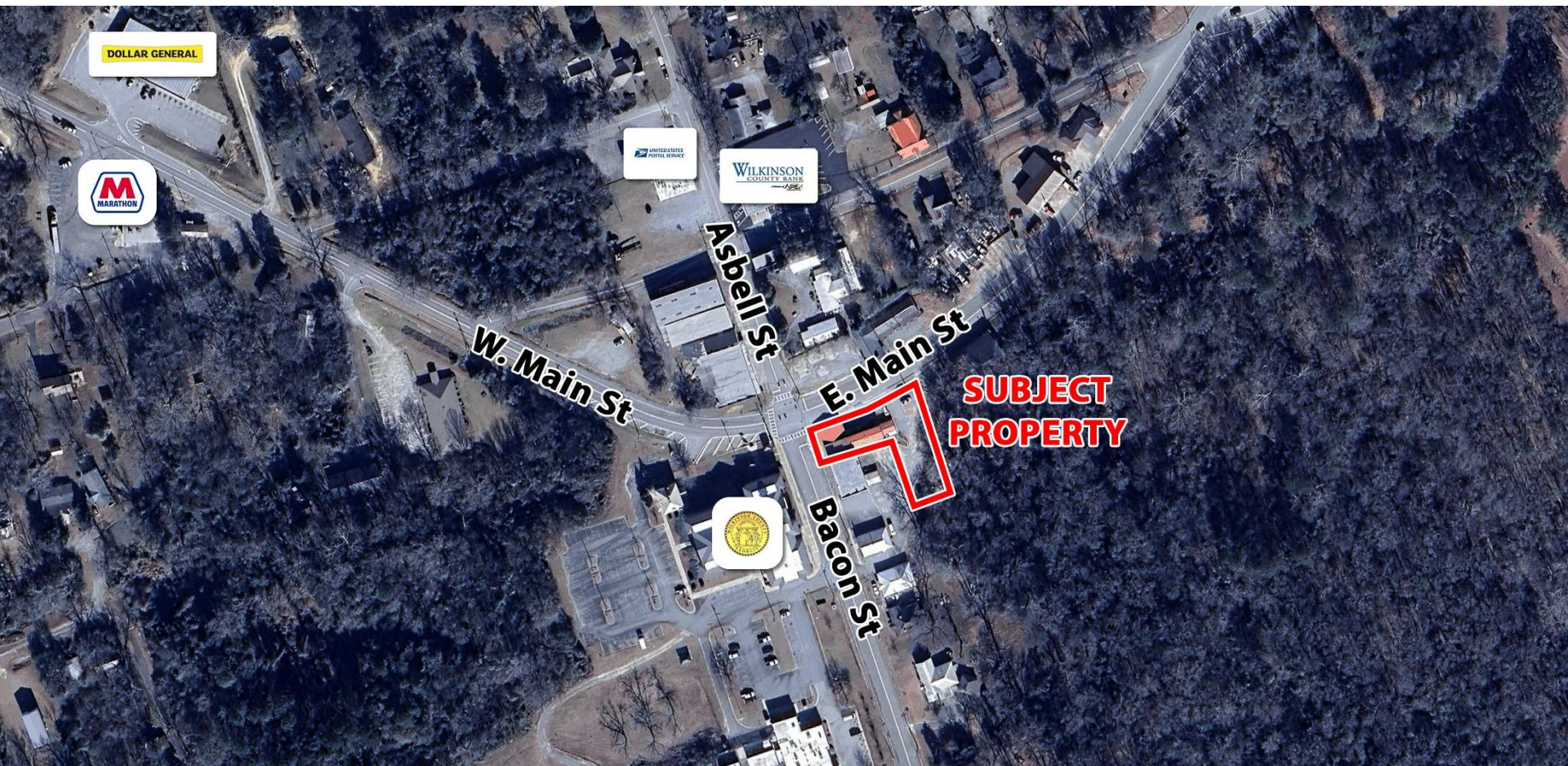
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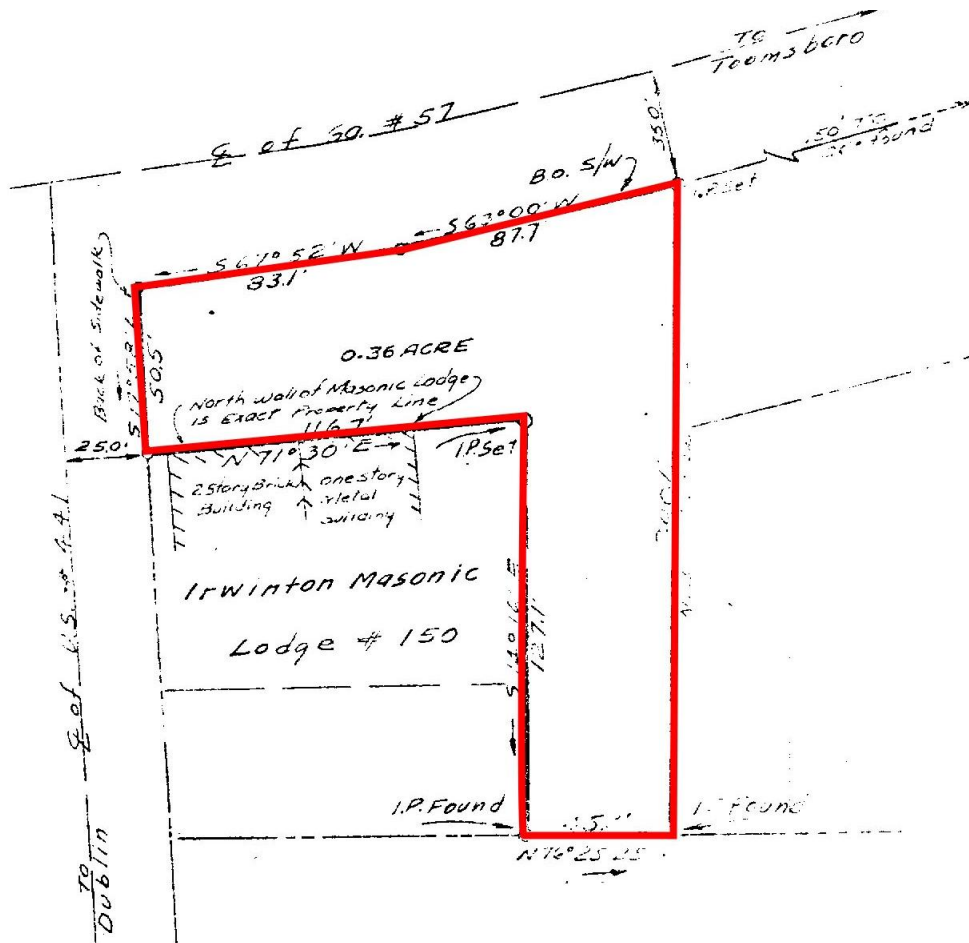
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