

Fully Equipped Restaurant For Sale

114 S. Wayne St.
Downtown Milledgeville, GA



**ALL OFFERS
CONSIDERED**

Lot Size: .12 acre

Building Size: 4,212 sf

Built: 1884

Zoning: CBD

Parking: street & parking deck

Neighbors: The Baldwin Co. Courthouse, City Hall, Georgia College & State University, Georgia Military College

Location: This location has been the home of Aubri Lanes for 15 years. It is situated in the heart of downtown Milledgeville. It has been dedicated to providing impeccable service as well as a relaxed atmosphere & excellent culinary experiences. The building was first occupied by the Milledgeville Banking Company in 1884. The renovations to the building have given the restaurant an atmosphere that is stunning.

Property Description: If you are looking for a place to have a restaurant, this is a great opportunity. Aubri Lanes has been very successful with great reviews & customer base. Coupled with the convenient location & great reputation, you are sure to be a success with a new restaurant concept in this building. Owner is selling this turnkey and the building includes all equipment, fixtures & furnishings.

Current lease term: \$1,500 per month with 3% annual increases. 6 years remaining on current term. (8-1-2008 to 7-31-2023)

Notes:

- Owner will consider financing the sale to a qualified operator
- Tenant pays utilities and property taxes & is responsible for all building maintenance
- Tenant has 1st right of refusal to purchase the building at lease end (except for LL family)
- Available upon request:
 - Equipment list
 - Additional photos
 - Tour of the property

REDUCED Price: \$150,000

~~**Sale Price: \$275,000**~~

**FOR MORE
INFORMATION
CONTACT**

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This information is from resources deemed to be reliable, no warranties or guarantees for accuracy are made by Fickling and Company

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