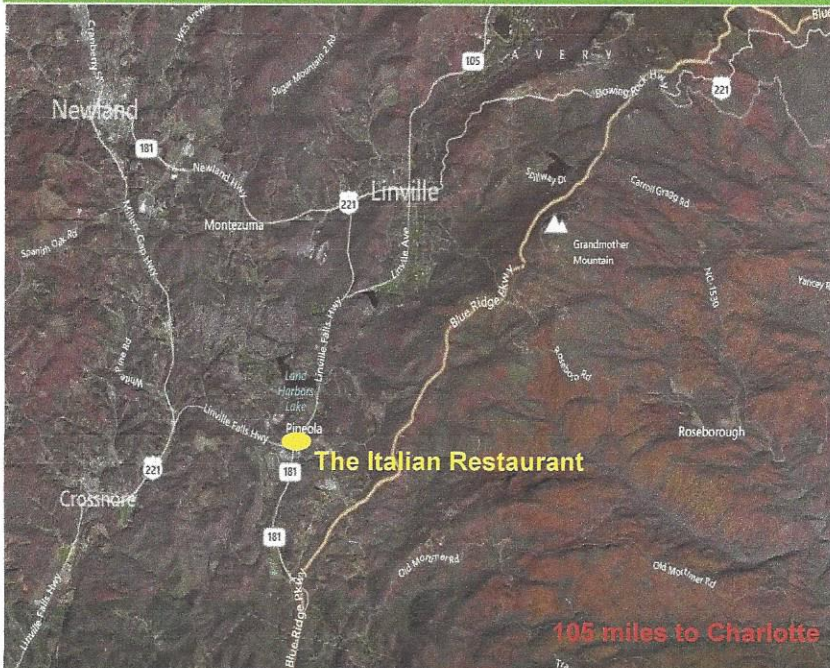


**FOR SALE:
BUSINESS and REAL ESTATE
THE ITALIAN RESTAURANT
PINEOLA, NORTH CAROLINA**



**ESTABLISHED BUSINESS FOR 22 YEARS!!!
DINE IN, TAKE OUT, DRIVE-THROUGH PICK UP --- BEER, WINE AND LIQUOR LICENSE**



FEATURES:

- Location, Location, Location--- Located at the intersection of Blue Ridge Parkway and Linville Falls Hwy (Hwy 181)
- Avery County Parcel ID 1844-00-41-5542
- 0.84 acres
- 3,086 SF
- Built in 1985
- Parking area with 35 marked spaces, plus designated Handicap parking spaces
- Drive through, take-out order, pick-up window
- Central Air and Heat units - for front of house, and back of house
- Video surveillance system with DVR
- Security Alarm System
- Focus POS System - 3 station
- Natural Gas and Power Generators

Owner will consider selling business separate from the real estate.

For more information on this attractive business and real estate sale opportunity contact:

Tony Tahiri
Giving Tree Realty
(310) 926-5595
tony.tahiri@givingtreerealty.com

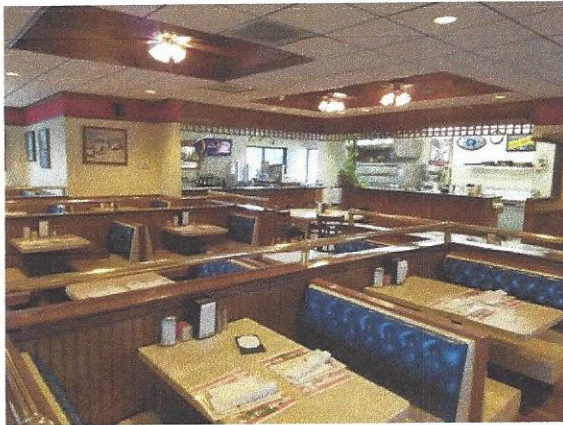
Barb Jespersen, CCIM
Amicus Commercial Real Estate, LLC.

(Furniture, Fixtures, Equipment are included and itemized on back page)

LISTING PRICE \$1,195,000

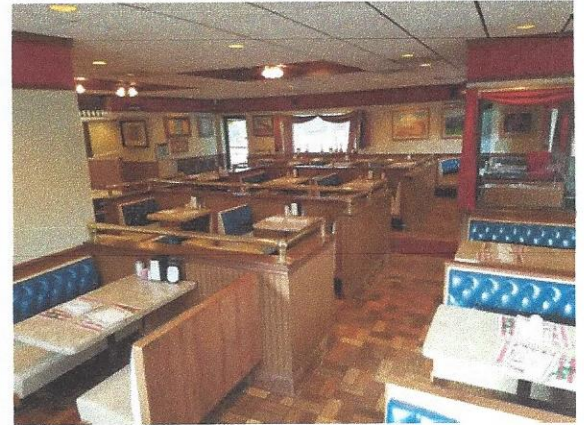


FOR SALE: BUSINESS and REAL ESTATE THE ITALIAN RESTAURANT PINEOLA, NORTH CAROLINA



DINING AREA

- 20 Booths , 2 tables
- 86 seats available
- 8 tables on outside patio that seat 36



BAR AREA

- 6 seats at the bar
- Ice Machine
- Double front glass door low beer cooler
- Freezer
- 2 Keg refrigerated dispensing unit with refrigerator storage

KITCHEN

- Pizza Oven(s) 2 Deck, SS Exhaust Hood
- Cappone PizzaForm Pizza Press
- Refrigerated Pizza Make Table
- Reach-in Refrigerator
- ServeWell by Volrath Steam Table
- 3 Tier Transfer table with Heat Bar
- Butcher block prep table
- SS Slicer



- Full size walk-in freezer
- Full size walk-in cooler
- 2 Water Heaters
- SS Full Length Exhaust Hood
- Convection Oven
- Imperial gas 6-burner stove with oven
- 2 Industrial Hobart Mixers
- 2 Door Salad Preparation Table