



**NOW AVAILABLE
K's RESTAURANT
FOR SALE**

**485 Arlington Road
Brookville, Ohio 45309**



- **7,833 SF**
- **1.96 Acres**
- **Quality Architecture**
- **Main Dining/Banquet Rooms**
- **Off -Site Catering Service**
- **Zoned: GB General Business**
- **140+ Parking Spaces**
- **140 Seating for Main Dining**
- **130 Seating for Banquet Area**
- **40Yrs. Community Service**

For more information, call:

Charles H. Elliott

Bruns Realty Group

3050 Tipp-Cowlesville Rd.
Tipp City, OH 45371

Mobile: 720-635-2750

Office: 937-339-2300

Fax: 937-339-8051

Email: celliott@brunsrealty.com

www.brunsgc.com

Industrial Office Retail Investment Appraisal Consulting

Full Service Real Estate Company

All information regarding subject property is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to error, omission, change of condition, prior sale, lease, financing or withdrawal from the market without notice.



Sale price: \$1,200,000.00

Family Owned / Handmade Menu / 40 Years in Business
485 Arlington Road
Brookville, Ohio 45309

Property Information:

This Restaurant Building and Business consists of a 7,833 SF on 1.96 acres. Its address is 485 Arlington Road Brookville, Ohio 45309 and is 2+ blocks off Interstate 70 (exit 21) on the main road into Brookville business district; it's all about location. This building was the former Brookville National Bank. It was purchased and converted into a restaurant in 2005 and a banquet facility was added at the same time. This classic family owned restaurant has been a fixture in the Brookville community for 40 years. The menu of handmade dishes and family cooking has kept its charm and quality for these many years. The Sale includes the real estate and furniture, fixtures & equipment and the inventory. The business includes the restaurant, banquet and catering plus a church uses the banquet room for Sunday services and Bible Study on Wednesday. The building is brick with timeless-quality architecture. Make this your restaurant by carrying on with the name and clientele or change the motif and menu.

Additional Information:

This Restaurant (south 2+ blocks off I-70; exit 21) has been a fixture of the Brookville community for 40 years. The prime location services both the local and interstate clientele. Nearby businesses include Huntington Bank, Reichard Chevrolet, Rite Aid, McMaken's IGA, Brookville Plaza Shopping Center, Waffle House and others. The Dayton International Airport is 15 miles away. With a cooperative owner and staff, you can simply step-in to this business.

Platting Information:

- Zoned: GB / General Business
- 1.96 Acres Total
- 263' Frontage on Arlington Rd.
- 279' Deepest length
- 3 points of access.

Utilities:

- Public Water
- Public Sewer System
- Dayton Power & Light
- Landscape Irrigation

Additional Amenities:

- Private Entrance / Banquet Room .
- Sale Includes all FF&E
- 40 years of community service

