

1829 E. SECOND STREET
DEFIANCE, OH 43512

RESTAURANT FOR SALE
3,918 Square Feet Available



**SIGNATURE
ASSOCIATES**
KNOW SIGNATURE | KNOW RESULTS

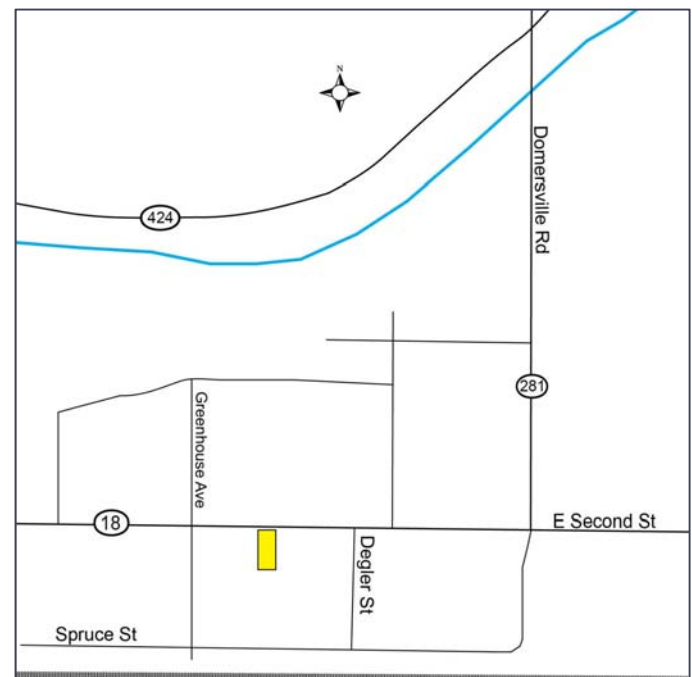
FULL-SERVICE COMMERCIAL REAL ESTATE

RAFIFE'S ITALIAN BISTRO/SAM'S GRILL



GENERAL INFORMATION

Price:	\$299,000
Building Size:	3,918 sf per Auditor
Number of Stories:	1
Year Constructed:	1985; addition in 2013
Condition:	Excellent
Acreage:	0.613
Land Dimensions:	110' x 242.75'
Closest Cross Street:	Domersville
County:	Defiance
Zoning:	B-3
Parking:	30 +/- spaces
Drive-Thru:	Yes
Curb Cuts:	2
Street:	4 lane with center turn lane



For more information, please contact:

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Four SeaGate, Suite 608

Toledo, Ohio 43604

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BUILDING SPECIFICATIONS

Exterior Walls:	Stucco insulated block
Structural System:	Block and steel
Roof:	Built up; rubber on addition
Floors:	Concrete
Floor Coverings:	Carpet and tile
Basement:	No
Heating:	Central
Air Conditioning:	Roof top and wall
Power:	225A/280Y/120-240, 3 phase, 4 wire
Restrooms:	2
Overhead Door:	No

BUILDING INFORMATION

Occupied:	By owner
Occupancy Date:	30 days from Closing
Seating:	80 seats with capacity for 162
Sign on Property:	No
Key Available:	No – arrange showing with listing agents

Comments:

- Originally built as a Taco Bell with a drive-thru.
- Extensive renovations in 2009. 1,300 square foot addition to the bar/lounge in 2013.
- Full liquor license included along with all FF&E.
- Across from Kroger and adjacent to numerous national chain restaurants.

2015 REAL ESTATE TAXES

Parcel:	J110030B01100
Total Taxes:	\$8,118.34
Assessed value:	\$344,470

DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	2,176	36,746
3 MILE	16,128	45,885
5 MILE	22,439	48,642

TRAFFIC COUNTS (TWO-WAY)

Defiance Street – 11,580 vehicles per day (2015)



Drive-Thru

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DINING ROOM LIST

- 2 cash registers
- 23 tables and dining room chairs
- 3 high top tables with tall chairs
- Candles
- Salt and pepper shakers
- Bar and wall signage
- 3 televisions
- Decorative light over pool table
- Cash machine and Foosball game
- 2 palm trees and 3 camels
- 1 high chair
- Bar and counter
- White upright freezer
- Small freezer
- Stainless double door freezer
- Refrigerator (wide double door)
- Walk-in cooler
- 2 grilles – 1 flat, 1 grill
- 2 gas stove/oven units
- Air hood with fire suppression system
- Microwave x 2
- Deep fryer
- Pizza oven
- Pizza dough machine and dough stretcher
- Refrigerated condiment table
- Sandwich board
- Steamer table
- Stainless work table x 2
- Stainless steel table with drawer
- Stainless table
- Wood storage table
- Stainless steel divided drawer for silverware
- Stainless steel shelves
- Work table
- Dishwasher
- Hand sink – cupboard unit
- 3 basin sink
- Assorted pots and pans
- Wire shelving, dishes, trays, utensils, pans, flatware
- Rubbermaid containers
- Fountain drink dispenser
- Coca Cola machine
- Ice machine
- Coffee machine
- Pedestal fan
- Window air conditioning unit
- Vacuum cleaner

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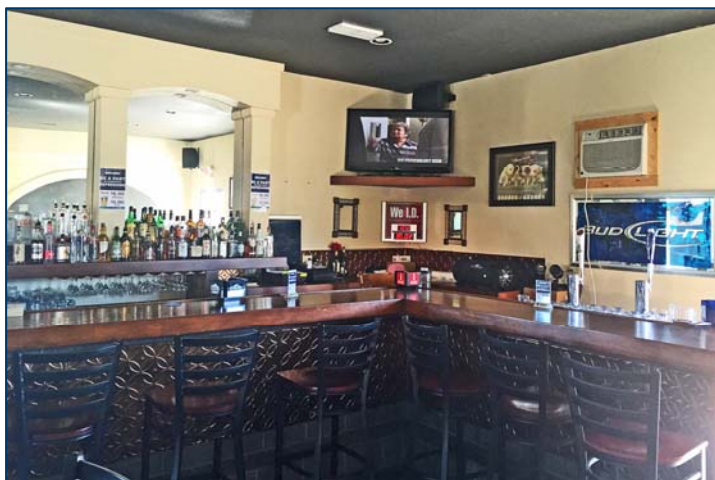
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Custom Bar



Bar/Lounge



Dining Area



Kitchen



Walk-In Cooler

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