

Rocking Crab # II located at: 100 E Irving Blvd, IRVING, TX (Approx 3,500 Sq Ft. Lease Space).

- **What are the terms:** Sale of fully operational business for \$ 175,000 (Restaurant Assets Sale).
- **SELLER FINANCING OPTION to Qualified Buyer.**
- **Can a new buyer change the concept:** Yes

RENTAL RATE: 2025 Base Rent is \$ 6,308.75 per month or \$ 21.72 per SF.

NNN are approx. \$ 3.38 SF

COMBINED ESTIMATED RENT: \$ 25.SF (+/-)

LEASE TERM EXPIRES: 12/31/2028 + one option to extend the lease for an additional 36-month term.

INVENTORY: List and photos kitchen equipment: All restaurant and kitchen equipment stay.

EVERYTHING STAYS! Including toilet paper and soap.

SELLER CAN: provide a buyer with a list of kitchen equipment.

NOTE: this sale will allow a new owner to walk in and start operating its business.

***** Reason For The Sale: Owner's health mstters.*****