

FOR SALE TURNKEY RESTAURANT PROPERTY

851 HWY 441 S.
CLAYTON, GA 30525

\$1,250,000

**Seller Motivated
REAL ESTATE +
FF&E INCLUDED**



**DESTINATION
DINING**



**TURNKEY RESTAURANT
INFRASTRUCTURE**



**~20,000
AVERAGE DAILY TRAFFIC**



**FREESTANDING
RESTAURANT
PROPERTY**



**REAL ESTATE +
FF&E INCLUDED**



**APPROX.
~ 6,000 SF**



**0.81
ACRES**



**RECENTLY
RENOVATED**



**20-FOOT
HOOD SYSTEM**



**TWO
WALK-IN
COOLERS/FREEZER**



**400 AMP
3-PHASE
POWER**



**UPPER-LEVEL
LOUNGE**



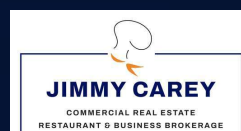
**CREEK
VIEWS**

WHY THIS PROPERTY STANDS OUT

- ✓ Located in Georgia's Farm-to-Table Capital
- ✓ Gateway to the North Georgia Mountains
- ✓ Near Lake Burton, Lake Rabun & Tallulah Gorge
- ✓ Year-Round Tourism Market
- ✓ Established Destination Dining Community
- ✓ Existing Restaurant Infrastructure Already In Place



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JIMMY CAREY

**CAMILLE
OLABARRIETA**

5775-d Glenridge Dr Ste 100 Atlanta, GA 30328

Information deemed reliable but not guaranteed

BUILT-IN RESTAURANT INFRASTRUCTURE



RESTAURANT FEATURES

Full 2025 Buildout Includes:

- 20 FT Hood System
- Walk-In Cooler 8' x 16'
- Walk-In Freezer 8' x 16'
- Toast POS System
- Fully Equipped FF& E
- Dish Area
- Multiple Spacious Storages
- Dedicated Ample Prep Area
- 400-Amp 3 Phase Power
- 4 Bathrooms
- 850 SF Enclosed Deck
- Security System
- 2 Bars
- Main Floor - 100 seats
- Waiting Area with Fireplace
- 35 Parking Spaces
- Office Space
- 2 Fireplaces
- Audio System
- HVAC System

UPPER-LEVEL LOUNGE



Approximately 1,000 SF upper level featuring:

- Fireplace
- Bar Area
- Creek Views
- Private Tasting Room
- Bathroom
- Terrace
- 2 Entrances

Suitable for Private Events , Lounge, Speakeasy, etc.

PROPERTY HIGHLIGHTS

- Freestanding Restaurant Property
- 0.81 Acre Site
- Prime US Hwy 441 Location
- Maximum Street Visibility
- Fully Renovated 2025
- Indoor & Outdoor Dining
- Three Story Building



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CAMILLE OLABARRIETA

WHY CLAYTON, GEORGIA?

NORTH GEORGIA'S PREMIER MOUNTAIN DESTINATION



MARKET DRIVERS



Tourism
Economy



Outdoor
Recreation



Wine
Tourism



Mountain
Tourism



Second
Homeowners



Vacation
Rentals



Weekend
Visitors



Lake
Traffic



Seasonal
Tourism

AREA ATTRACTIONS:

- Farm to Table Capital of Georgia
- Downtown Clayton
- Lake Burton
- Lake Rabun
- Tallulah Gorge
- Minnehaha Falls
- Black Rock Mountain
- Chattooga River
- Rabun Bald
- North Georgia Wine Country

IDEAL FOR:

- Steakhouse
- BBQ Restaurant
- Farm-to-Table Restaurant
- Chef Driven Concept
- Restaurant Bar/Tavern
- Commissary, Catering Facility
- Event Venue
- Gastro Wine Bar
- Multiple Culinary Concepts
- Hospitality Group Expansion

This freestanding restaurant property offers the opportunity to establish a new hospitality concept in one of North Georgia's premier tourism destinations. With a fully built-out commercial kitchen, substantial restaurant infrastructure, enclosed dining deck, and upper-level lounge, the property is well suited for a wide variety of food and beverage concepts. Whether envisioned as a steakhouse, chef-driven restaurant, brewery, wine bar, or farm-to-table concept, this turnkey property provides exceptional flexibility while eliminating much of the time and expense associated with a new restaurant build-out.



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LOUNGE AREA



PRIVATE DINING ROOM



COVERED OUTDOOR DINING



WAITER STATION



BATHROOMS MAIN FLOOR



KITCHEN



STORAGE



PREP AREA



WALK IN COOLER

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