

# THOMAS HOSPITALITY GROUP<sup>SM</sup>

Strategists and Advisors to the Food Service Industry

## **Restaurant & Real Estate Brokers**

The Largest Dedicated Restaurant Brokerage in Michigan

## www.ThomasHospitalityGroup.com

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## 505 South Main Street Royal Oak, MI 48067 For Lease



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For Further Information, Please Contact

Restaurant & Real Estate Brokers & Consultant Strategists & Advisors to the Food Service Industry

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### 505 South Main Street Royal Oak, MI 48067

#### **Information**



## **FOR LEASE (5<sup>TH</sup> Street entrance)**

Address: 505 South Main St. Royal Oak, MI 48067

Description: Fantastic opportunity to enter the Royal Oak scene in the heart of the busiest area right on Main Street. Entry level lease rate at \$26/square foot is one of the lowest lease rates on Main Street. Expand your current concept or start a new one, this is the place to do it. This outstanding opportunity has a structure in place to be a restaurant, bar, cigar bar or change it up to put in a retail operation. There is brand new equipment ready to be used still in boxes. All for you. The landlord has a liquor license available to use for your concept. New electrical and HVAC in place. This opportunity will not last long! Take some or all of the available space. The landlord is very flexible. This is a golden opportunity for the right person with the ability to take it to the next level.

Building Size: 1st Floor 3,706 Sq. Ft.

2<sup>nd</sup> Floor 3907 Sq. Ft Patio 988 Sq. Ft Basement 897 Sq. Ft

Seating: TBD

MLCC: Class C Liquor License Available to use

Rent: \$26.00 Per Square Foot NNN.

Parking: Street & Parking Structures Nearby

#### **Pictures**



5<sup>th</sup> Street Entrance



**Garage Doors looking out to Main Street** 



1st Floor Bar framing



1st Floor Equipment



**Brand New Stove and Griddle** 

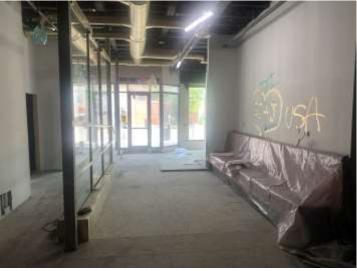


16' Hood and Refrigeration

#### **Pictures**



**Additional Equipment** 



Entrance to 5<sup>Th</sup> Street



Elevator to 2<sup>nd</sup> Floor



2<sup>nd</sup> Floor Bar Framed



**Booth Area in Place** 



**Booth Area in Place** 

#### **Pictures**



**Colorful Booths** 



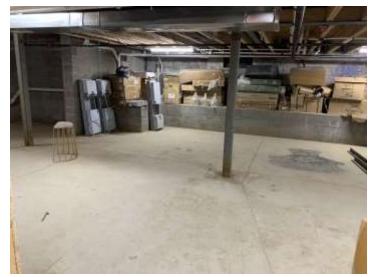
**Garage Door to Outdoor Patio** 



Patio



**Basement Storage** 



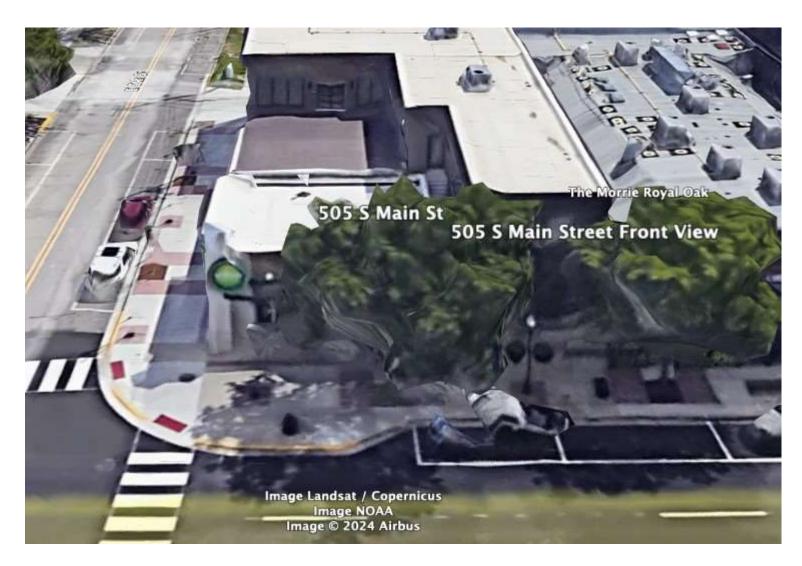
**More Equipment in Basement** 



**New Electrical** 



### **Aerial Maps**



**505 SOUTH MAIN STREET FRONT VIEW** 





## **Aerial Maps**



505 SOUTH MAIN STREET CORNER VIEW AERIAL MAP

#### LIMITING CONDITIONS





In consideration of the receipt of the attached marketing materials and any other materials, documents or information contained herein or which may be hereafter provided to the recipient hereof, (singularly and collectively, the "Information") regarding the property described herein (the "Property"), the recipient hereof hereby acknowledges and agrees as follows:

#### CONFIDENTIALITY

The Information shall at all times be maintained in a confidential manner and not disclosed to any person or entity other than is necessary for review of the Information to determine if the Property will be purchased, and only then under the circumstances that said person or entity receives and retains such Information on a strictly confidential basis.

All Information received in written form will be returned if the transaction contemplated herein is not fully consummated.

This confidentiality agreement shall survive the consummation or lack of consummation of the transaction contemplated herein and shall be binding upon recipient's agents, successors and assigns and inure to the benefit of the Seller and its agents, successors and assigns.

#### DISCLAIMER

The Information does not constitute an offer, but only a solicitation of interest with respect to a possible sale of the Property that the owner may consider. The owner reserves the right to withdraw the Property from the market or to amend the terms or content of the Information at any time and without notice. The owner reserves the right to accept or reject any offers, including full price offers.

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The Information is intended to form the basis for determining whether the recipient desires to express any further interest in pursuing the acquisition of additional information in order to commence negotiations for the purchase and sale of the Property. The Information is selected information pertaining to the Property and no one implies that it is all-inclusive or includes all of the facts or information necessary for the recipient or any prospective purchaser to make an informed investment decision. The Information has been obtained from sources considered reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation regarding its accuracy or completeness, nor regarding the physical condition of the Property. It is the recipient's responsibility to independently confirm the accuracy and completeness of the Information. Any projections, opinions, assumptions or estimates used herein are for example only and do not necessarily represent the current or future performance of the Property. The value of any resulting transaction to you depends on the actual performance of the Property, the tenants, competition, the economy, your finances, tax, and other factors which should be evaluated by your tax, financial and legal advisors, yet still may be unpredictable. You and your advisors should conduct a careful independent investigation of the Information and the Property, the risks associated with any related transaction, and its suitability for your needs.

#### **INDEMNIFICATION**

The recipient agrees to save and hold harmless Thomas Hospitality Group, its agents, successors and assigns and the Seller and its agents, successors and assigns from any such action or cause of action which may arise as a result of any violation of, or any failure to abide by, the provisions of this agreement.





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