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*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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Oscars Bar & Eatery



2173 18 Mile Rd
Sterling Heights, MI 48314
For Further Information, Please Contact

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

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Oscars Bar & Eatery or Your Next Location

Information



Address:

Oscars Bar & Eatery
2173 18 Mile Rd.
Sterling Heights, MI. 48314

Description:

Fantastic and extremely low cost entry to the bar & restaurant business with the majority of a build out completed. The owner set the business up for success but can't continue to finish the build out and operation. His loss is your opportunity! Your patrons will enjoy a 50' granite bar in place, just add the chairs, tables, TV's and bar equipment and you are ready for the front of house. All of the electrical, plumbing and mechanicals are in place. A 378 square foot kitchen complete with a walk in cooler and dish tank in place and all you have to do is put in your kitchen set up and you are ready to roll. This opportunity includes the purchase of a liquor license in the asking price and becomes a low entry to the bar and restaurant business. Located on one of the busiest roads in Sterling Heights with a large anchor tenant and enough parking for your patrons, this is an opportunity you cannot pass up. This is a perfect location in Sterling Heights to put your concept in and is priced to sell. You have to check this place out!

Building Size:

2,930 sq. ft.

Seating:

TBD

Rent:

\$3906.67 per month NNN

Price:

\$125,000.00

Parking:

Private On Site

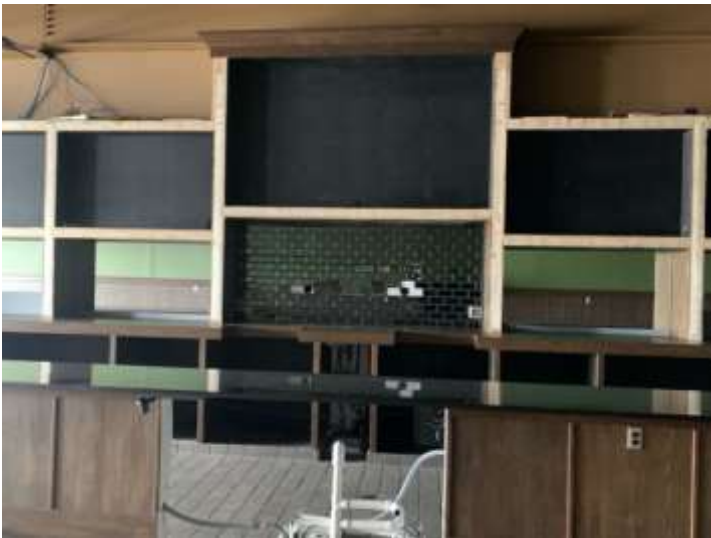
Pictures



Entrance



Bar Area



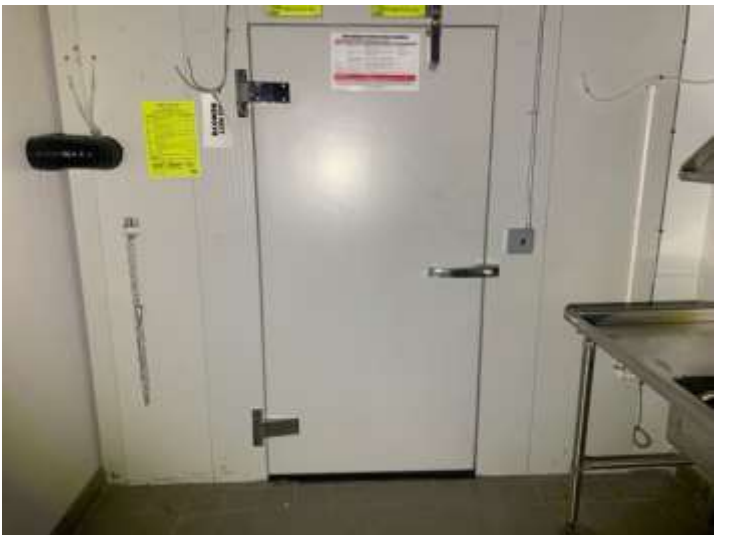
Bar with TV set up



Back Bar Area w/Plumbing ready



Big Screen for projection TV



Walk in cooler

Pictures



Inside walk in cooler



Dish tank area



Long View of Kitchen Area



Ladies Bathroom



Previous Line Set Up



Previous Line Set Up



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Aerial Maps

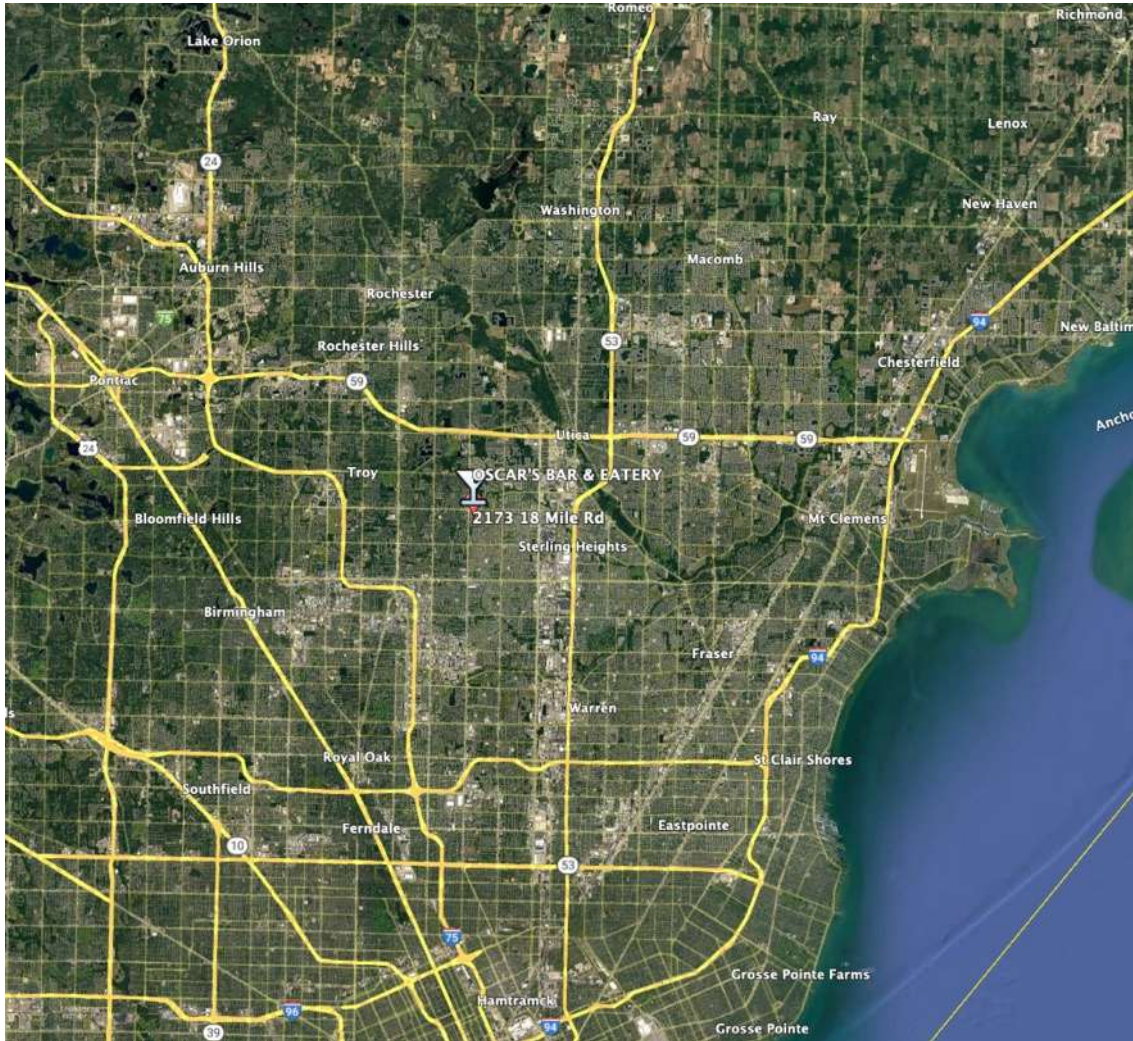


OSCAR'S BAR & EATERY CLOSE AERIAL



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Aerial Maps



OSCAR'S BAR & EATERY DISTANT AERIAL



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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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