

TURNKEY RESTAURANT / EVENT CENTER | 7,364 SF

319 CAROLINA MOUNTAIN DRIVE

FRANKLIN, NC 28734

FOR SALE



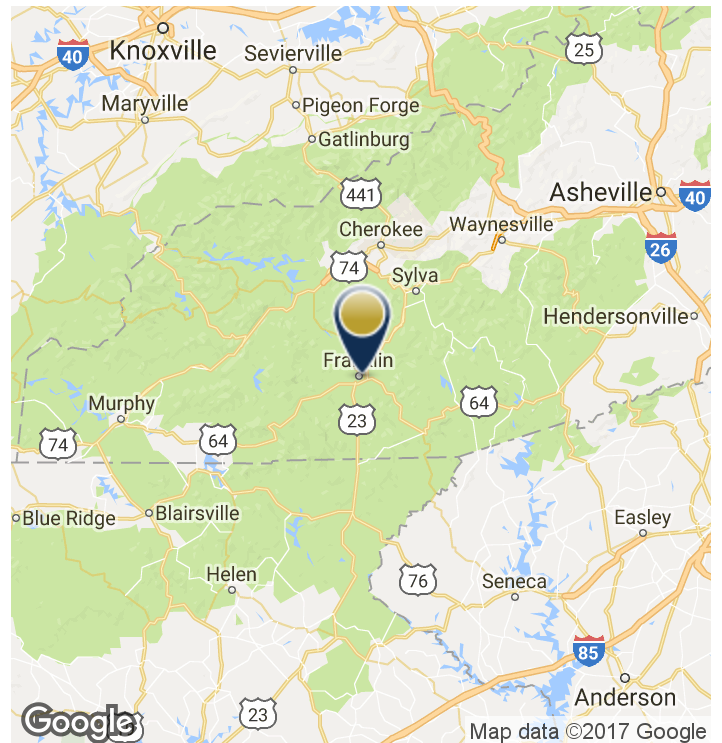
PROPERTY OVERVIEW

This eclectic facility is adorned with antiques and collectibles throughout the 4 dining room areas, and has a full island bar, 2 service stations, hostess stand & customer waiting area. All the booths and tables remain and are in good condition. The kitchen area includes a meat prep area with a walk-in refrigerator, baking kitchen with a walk-in refrigerator, dish-washing area, electrical room, storage room, a large prep area, and a refrigerator. It has a 5-stall women's restroom with one handicap accessible, a 2-urinal & 2-stall men's restroom with one handicap accessible, and an employee restroom. It has 2 detached, outdoor, walk-in freezers and two detached storage buildings on the right side of the restaurant building.

There are 75 total parking slots including 6 handicap slots and an employee parking lot on the right side of the building. The screened dining porch has 4 stainless steel RTA International outdoor only patio heaters. There are also four private offices. The facility is well suited for a special events center and meeting hall as it has large dining areas that can be easily closed off for privacy.

291 feet of frontage on Carolina Mountain Drive . Within city limits of Franklin and zoned FC1 with all utilities available .

Offered for sale at \$799,000



MICHAEL BULL, CCIM | 404-876-1640 x101 | Michael@BullRealty.com

DARRELL CHAPMAN | 404-876-1640 x114 | DChapman@BullRealty.com

GORDON BRAND | 404-876-1640 x168 | GBrand@BullRealty.com

BULLREALTY.COM



Information contained herein may have been provided by the seller, landlord or other outside sources. While deemed reliable, it may be estimated, projected, limited in scope and is subject to change or inaccuracies. Pertinent information should be independently confirmed prior to lease or purchase offer or within an applicable due diligence period.

TURNKEY RESTAURANT / EVENT CENTER | North Carolina | 1 of 5

TURNKEY RESTAURANT / EVENT CENTER | 7,364 SF

319 CAROLINA MOUNTAIN DRIVE

FRANKLIN, NC 28734

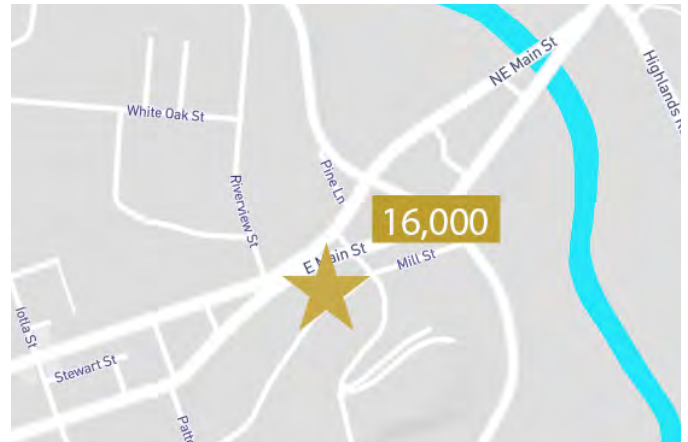
FOR SALE

DEMOGRAPHICS & TRAFFIC COUNTS

	1 Mile	3 Miles	5 Miles
Total Households:	1,282	4,509	8,229
Total Population:	2,918	10,549	19,422
Average HH Income:	\$41,095	\$47,972	\$50,155
Traffic Counts:	16,000 vehicles per day on East Main Street		

*Data derived from ESRI

TRAFFIC COUNT MAP



EXTERIOR PHOTOS



MICHAEL BULL, CCIM | 404-876-1640 x101 | Michael@BullRealty.com

DARRELL CHAPMAN | 404-876-1640 x114 | DChapman@BullRealty.com

GORDON BRAND | 404-876-1640 x168 | GBrand@BullRealty.com

BULLREALTY.COM



Information contained herein may have been provided by the seller, landlord or other outside sources. While deemed reliable, it may be estimated, projected, limited in scope and is subject to change or inaccuracies. Pertinent information should be independently confirmed prior to lease or purchase offer or within an applicable due diligence period.

TURNKEY RESTAURANT / EVENT CENTER | North Carolina | 20f5

TURNKEY RESTAURANT / EVENT CENTER | 7,364 SF
319 CAROLINA MOUNTAIN DRIVE
FRANKLIN, NC 28734

FOR SALE

INTERIOR PHOTOS



TURNKEY RESTAURANT / EVENT CENTER | North Carolina | 3 of 5

MICHAEL BULL, CCIM | 404-876-1640 x101 | Michael@BullRealty.com

DARRELL CHAPMAN | 404-876-1640 x114 | DChapman@BullRealty.com

GORDON BRAND | 404-876-1640 x168 | GBrand@BullRealty.com

BULLREALTY.COM



Information contained herein may have been provided by the seller, landlord or other outside sources. While deemed reliable, it may be estimated, projected, limited in scope and is subject to change or inaccuracies. Pertinent information should be independently confirmed prior to lease or purchase offer or within an applicable due diligence period.

TURNKEY RESTAURANT / EVENT CENTER | 7,364 SF

319 CAROLINA MOUNTAIN DRIVE

FRANKLIN, NC 28734

FOR SALE

RETAILER MAP



TAX PLAT



MICHAEL BULL, CCIM | 404-876-1640x101 | Michael@BullRealty.com

DARRELL CHAPMAN | 404-876-1640x114 | DChapman@BullRealty.com

GORDON BRAND | 404-876-1640x168 | GBrand@BullRealty.com

BULLREALTY.COM



Information contained herein may have been provided by the seller, landlord or other outside sources. While deemed reliable, it may be estimated, projected, limited in scope and is subject to change or inaccuracies. Pertinent information should be independently confirmed prior to lease or purchase offer or within an applicable due diligence period.

TURNKEY RESTAURANT / EVENT CENTER | North Carolina | 4 of 5

TURNKEY RESTAURANT / EVENT CENTER | 7,364 SF 319 CAROLINA MOUNTAIN DRIVE FRANKLIN, NC 28734

FOR SALE

ABOUT THE AREA

- The town of Franklin is located in the mountains of Western North Carolina. It is surrounded by beautiful streams & waterfalls and offers a wealth of things to do.
- Downtown Franklin merchants offer great shopping and services.
- Franklin is nestled in the Nantahala National Forest, the largest National Forest in the State encompassing more than 500,000 acres.
- Franklin offers extraordinary outdoor experiences from white water rafting, over 600 miles of hiking trails (including the Appalachian Trail and Bartram Trail), camping, hunting and fishing
- Franklin, NC is considered the trade center of far Western North Carolina and home to national technology providers.



TURNKEY RESTAURANT / EVENT CENTER | North Carolina | 5 of 5

MICHAEL BULL, CCIM | 404-876-1640 x101 | Michael@BullRealty.com

DARRELL CHAPMAN | 404-876-1640 x114 | DChapman@BullRealty.com

GORDON BRAND | 404-876-1640 x168 | GBrand@BullRealty.com

BULLREALTY.COM



Information contained herein may have been provided by the seller, landlord or other outside sources. While deemed reliable, it may be estimated, projected, limited in scope and is subject to change or inaccuracies. Pertinent information should be independently confirmed prior to lease or purchase offer or within an applicable due diligence period.