



Pegasus Investments

A Division of MRA Investments, Inc.

15915 Ventura Boulevard, Penthouse Two

Encino, California 91436

<http://www.pegasusnnn.com>

Telephone (818) 981-4910

Facsimile (818) 990-0268

info@pegasusnnn.com



FOR SALE OR LEASE

FORMER STEAK & ALE RESTAURANT Richmond, Virginia

Location: 6900 West Broad Street in Richmond, Virginia. The property is positioned at the end of the off ramp from Interstate 94 in a highly dense commercial area. A few blocks in, there are many residential communities. Across the parking lot is an Extended StayAmerica, Studioplus Motel, and Bob Evans Restaurant. The adjacent parcel is Navy Federal Bank. Also in the immediate vicinity are Virginia Credit Union, and a very large Big K-Mart. There is built-in business from the many nearby motels, office parks, retail, and neighboring apartment complexes. Other retailers in the area include Best Western, Famous Dave's BBQ, Embassy Suites, T.G.I. Fridays, Sheetz Gas, Honda dealership, Hyundai dealership, Wachovia, Waffle House, McDonalds, Big and Tall, Olive Garden, Autozone, Super 8, Comfort Inn, Volvo dealership, Taco Bell/Pizza Hut, Subway, La-Z-Boy, Econolodge, a mini-storage, HealthSouth, Wicker Gallery, and Dodge dealership.

Building & Land: The building contains approximately 6,780 square feet situated on approximately 82,523 square feet (1.8945 acres) of land. Current interior configuration is for a capacity of 291 persons. A large bar area is located at the center of the restaurant, and there are many separate dining rooms around the periphery. There is a second floor loft space above the bar for additional seating and/or private parties. There is also an overly abundant amount of parking at the property (126 regular spaces, and 5 handicapped).

Pricing: \$1,590,000 or \$12,500 per month plus NNN costs
(\$235/sf) (\$22/sf per year, \$1.84/sf per year)

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FOR FURTHER INFORMATION PLEASE CONTACT THE WATERMAN TEAM

Information is from sources considered reliable but is neither warranted nor guaranteed. Property is subject to prior sale and to changes in price and/or lease terms. All of this information should be researched and verified during the contingency / escrow period.

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PROPERTY PHOTOS



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AREA PHOTOS



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