

Turnkey Restaurant with Asset-Backed Real Estate Portfolio

Confidential Investment Summary – July 2026

Offering Overview	Priced at \$1.65M , the exact valuation of the real estate alone, this asset-backed acquisition delivers a generationally recognized restaurant, a high-volume take-out business, and a valuable liquor license at zero additional cost. Positioned on a high-visibility, 10.5-acre corner parcel commanding 12,000 Vehicles Per Day, the 16,608-square-foot portfolio spans four buildings divided into five commercial footprints (including a catering hall and retail) and nine residential apartments.
Products & Services	The restaurant began its legacy in 1971 with a small roadside market. The operations expanded to incorporate an on-site butcher shop and smokehouse to provide fresh and smoked meats and bakery. In 1981, the company accelerated its scale by acquiring a family restaurant and an existing Kentucky Fried Chicken franchise on the adjoining lot. They terminated the franchise and opted to serve their family fried chicken recipe to their patrons for 40+ years. Its retail operations were consolidated into the main restaurant building in 2025 due to the pandemic and management constraints.
Financial Overview	Financially, the business generates a steady \$1.5M in gross revenue and offers a buyer three flexible paths to profit. A hands-on owner-operator can run the restaurant and collect existing rental income for a total first-year inflow of \$156,087 . A more passive real estate investor can hire a general manager to handle daily operations and still pocket \$86,087 in year one. Alternatively, a buyer can execute a pure landlord strategy by winding down the restaurant and leasing all commercial spaces to third parties. This pivots the property into a strictly passive asset pool, generating \$193,200 in commercial rent alone and netting a clean profit of \$110,634 in Year 1 (after 7% financing) which scales to nearly \$140,000 by Year 5 .
Operational Real Estate	Main Restaurant with Retail: Built 1945; 11,372 SF; One-story masonry/block/frame; table service setup with upper-level apartments; seats ~245. Catering Hall: Built late 1950's; 4,760 SF; One-story concrete block/steel-reinforced over full unfinished basement; seats ~300. Fried Chicken Building; Built 1947; 2,886 SF; Two-story frame over full finished basement; 1st-floor restaurant; 2nd-floor has 4 rental rooms. Post Office Building; Built 1965; 2088 SF; One-story concrete block/steel-reinforced commercial footprint over unfinished basement.
Transaction Details & Ownership	Today, after more than four decades of dedicated stewardship, the seller who is a lifelong entrepreneur and restaurateur is preparing for retirement. This offering presents an incoming operator a turnkey business backed by 45 years of deep goodwill. NDA Required.

Contact

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