

# Signalized 1.17 Acre Corner US Hwy 27 / 441

360 US Hwy 27 / 441 & Griffin View Dr.

Lady Lake, Lake Co. FL 32159

## Restaurant Signalized Corner

- 1.17 Acre with 53 parking spaces
- 3,572 SF building set-up for restaurant, Seats 159, Built in 1998
- Includes Walk-In Cooler/ Freezer, Commercial Dishwasher & 20' ft Cooking Exhaust Hood
- Zoned HC with additional uses including Retail & Medical
- 34,500 TPD, FDOT 2007
- Alt. Key # 1120969

Owners retiring after successful 10 year run. Japanese Steak House with a Chinese Take out on side. Just south of The Villages. Owner will Finance.

**For Sale \$1.2 Million**

For Lease \$6,000 per month NNN

Call Jim Miller, CCIM, ALC

352-504-0070



**GRIZZARD**  
COMMERCIAL REAL ESTATE GROUP

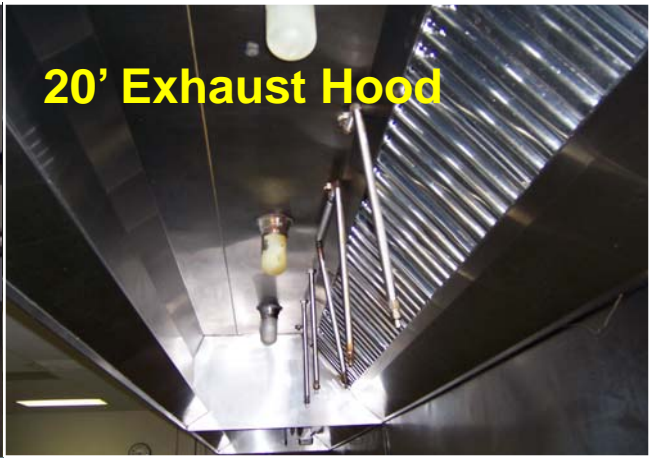
Jim Miller, CCIM, ALC  
1300 W. North Blvd., Leesburg FL 34748  
[www.Lake-Real-Estate.com](http://www.Lake-Real-Estate.com)



352-504-0070



**Kitchen**



**20' Exhaust Hood**



**Restaurant Entry**



**Restaurant Interior**



**Rear View**



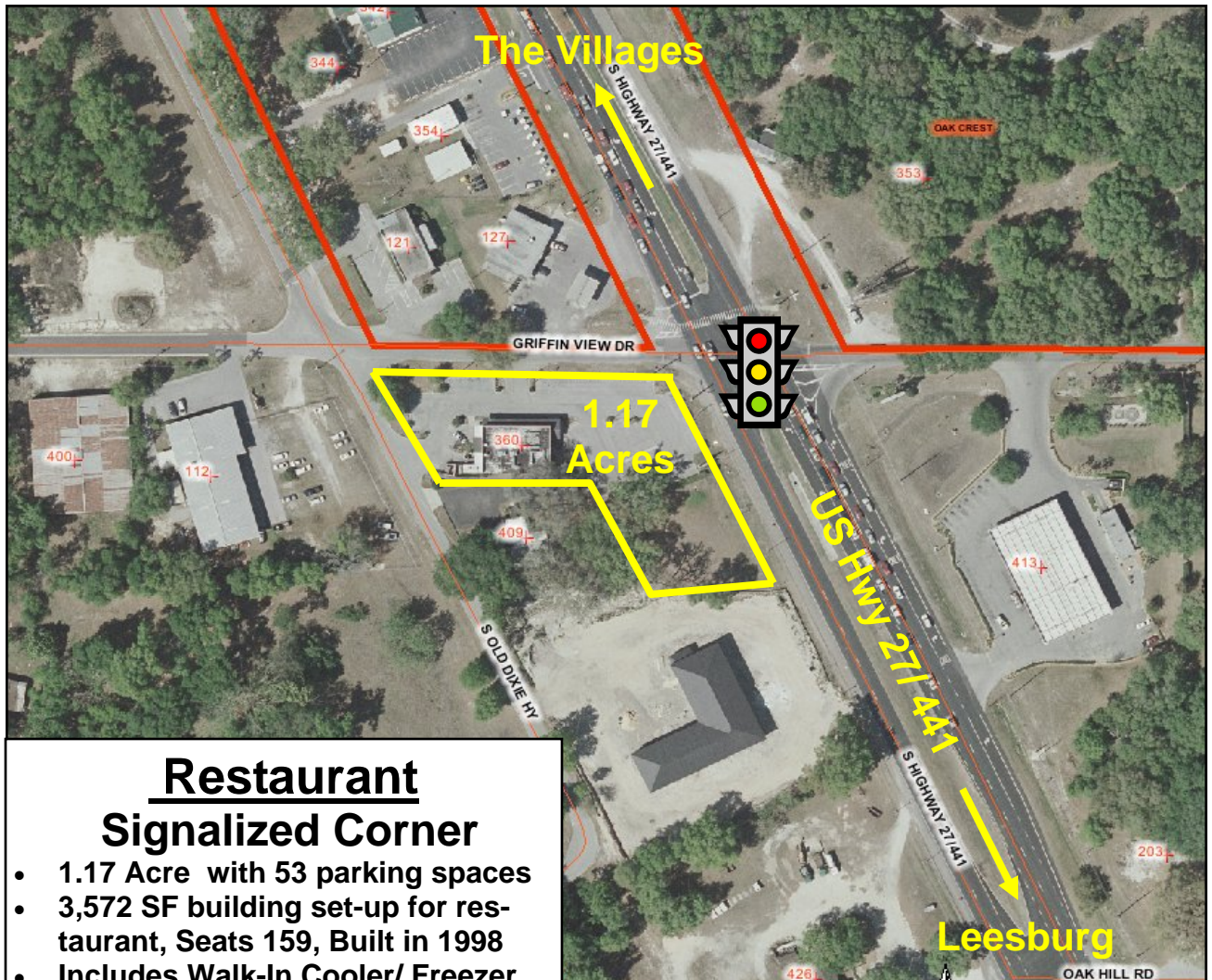
**View**



**US Hwy 27 / 441**



**Griffin View Dr.**

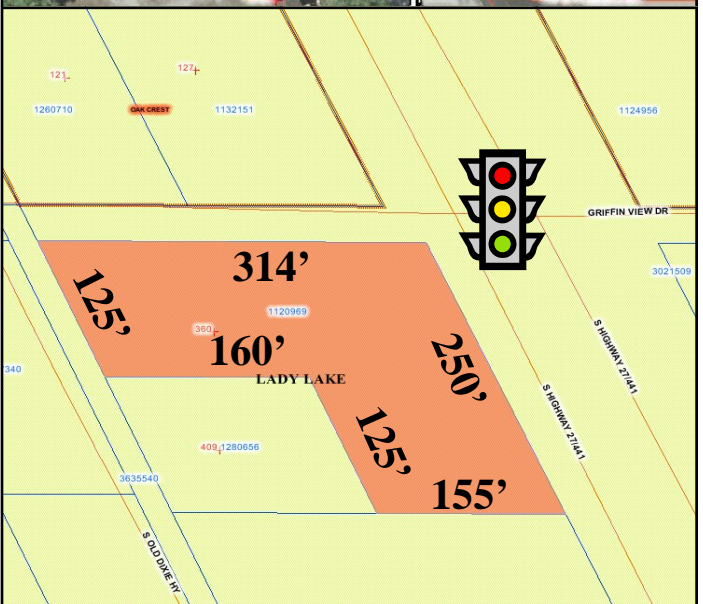


**Restaurant**  
**Signalized Corner**

- 1.17 Acre with 53 parking spaces
- 3,572 SF building set-up for restaurant, Seats 159, Built in 1998
- Includes Walk-In Cooler/ Freezer, Commercial Dishwasher & 20' ft Cooking Exhaust Hood
- Zoned HC with additional uses including Retail & Medical
- 34,500 TPD, FDOT 2007
- Alt. Key # 1120969

Owners retiring after successful 10 year run. Japanese Steak House with a Chinese Take out on side. Just south of The Villages. Owner will Finance.

**For Sale \$1.2 Million**  
**For Lease \$6,000 per month NNN**  
**Call Jim Miller, CCIM, ALC**  
**352-504-0070**





**GRIZZARD**  
 COMMERCIAL REAL ESTATE GROUP  
 Jim Miller, CCIM, ALC  
 1300 W. North Blvd., Leesburg FL 34748  
[www.Lake-Real-Estate.com](http://www.Lake-Real-Estate.com)




ACCREDITED  
**LAND**  
 CONSULTANT



352-504-0070