

Colliers



Turnkey Restaurant for Sale or Lease > Price Reduced

1350 N. 3rd Street
Lawrence, Kansas

Property Highlights

Sale price: \$775,000

Lease rate: \$6,500/month, gross

This completely turnkey restaurant features a large open concept with an optional indoor stage and dance floor and large outdoor patio with covered bar. The property features ample parking and great visibility and access from I-70, US 59, and US 40 Highways.



1995
Year Built

4,194
Building Size (SF)

37,567
Lot Size (SF)

M-3
Zoning

Architectural floor plan of a community center. The plan includes the following rooms and features:

- RELOCATED ELECTRICAL SERVICE** (top center)
- STEEL HALL** (top left)
- KITCHEN** (top left, containing a COOLER, CASH-BAR, and FRYER)
- STORAGE** (top center)
- ICE MAKER** (top center)
- ONE-HOUR RATED HALL EXTEND TO ROOF DECK (TYP. HATCHED WALLS)** (top right)
- POOL ROOM** (middle right)
- EXIST. LINE W/ BATTERY BACK-UP (TYP.)** (middle right)
- EXISTING CANOPY TO REMAIN** (left side)
- ENTRY** (bottom left)
- EXIT** (bottom left)
- WOMEN** (bottom left)
- MEN** (bottom left)
- EXISTING SHELL** (center)
- EXIST. LINE TO BE LOCATED DIRECTLY OVER NEW HALL IN BASEMENT (TYP.)** (center)
- DANCE FLOOR** (bottom right)
- DJ** (bottom right)
- ONE-HOUR RATED HALL EXTEND TO ROOFDECK (TYP. HATCHED WALLS)** (bottom right)
- 4'-0" AFF. SCFFIT - COORDINATE WITH EXISTING FRAME WITH 1 JOIST FROM EXISTING HALL TO NEW EXTERIOR HALL** (bottom right)

The plan also includes numerous dimensions (e.g., 10'-0", 12'-0", 14'-0") and door types (e.g., DOOR, EXIT DOOR, DOOR).



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