

RESTAURANT FOR SALE

Fort Myers, FL



Commercial Brokerage
Hospitality Brokerage
Net-Leased Investments

PRICE
REDUCED



- Operating: Since 2004
- Unit Size: +/- 4,299 sf
- Sale Price: \$1,300,000
- Terms: Cash
- Gross Sales: Fill out attached CA for details
- Seating: 160
- Comments: Operating Italian restaurant for sale on main corridor in Fort Myers. Business only. Among the highest traffic counts in Lee County. Beautifully built-out. All FF&E transfers with sale including Aloha system with 5 terminals. Residential, Hotel, Office and Industrial developments in the area offer excellent drivers to this business. Below market rent!

Frank J. Kupiec

P: 239 821 2963

F: 888 285 5914

E: fkupiec@cpsproperties.net

www.cpsproperties.net

Confidentiality Agreement and Registration Italian Restaurant, Fort Myers, FL - \$1,300,000 List

I, the undersigned, acknowledge this day that I am a principal to a possible real estate/business purchase or lease transaction, and/or am an authorized representative thereof. I acknowledge and understand that a record will be kept by **CPS Properties** (hereinafter referred to as BROKER) of the names of all businesses and/or properties listed above, and that this agreement will apply to any and all information I receive. I also acknowledge and understand that I will be the recipient of sensitive, confidential material and operational information of these businesses and/or properties. I recognize that disclosure of this highly confidential and privileged information could cause significant harm and damage to those businesses and/or properties. I hereby pledge that I (or any related person or corporate entity) will not disclose the identity, location, or the operational data that may come into my possession to any persons or corporate entities, other than my professional advisors, who will also agree to maintain the provisions of this agreement.

I pledge that I (or any related person or corporate entity) will not visit or contact the principals, employees, stockholders, suppliers, bankers, landlords, etc. of the above businesses and/or properties at any time without the company of, or without the expressed permission of, the BROKER in each specific instance. I understand that there may be negative consequences to the operation of the business and/or property and possible legal implications should this pledge be breached.

I acknowledge that any information given to me by the BROKER or any of its representatives is solely for the purpose of evaluating these businesses and/or properties as a potential purchase or lease. I am obtaining this information as a principal in a possible future transaction, and I acknowledge that I am not an agent of or connected in any fashion to any local, state, or federal government agency, or any other third party with any possible interest in any of the recorded businesses and/or properties other than for the possible future purchase or lease of the businesses and/or properties.

AGREED AND ACCEPTED:

Signature: _____ Date: _____

Name (Please Print): _____

Street Address: _____

City, State, Zip: _____

Email: _____ Phone: _____ Fax: _____

Co-operating Broker (If Applicable): _____