

# BUSINESS FOR SALE

"An Early American Inn & Tavern"  
"A Lenexa Landmark"



3,200 Sq Ft Roadhouse Inn & 1,400 Sq Ft Pizzeria  
South Lenexa, Kansas



Estimated Population  
223,420

Average Household Income  
\$84,955

Five Mile Radius

- Classic English Tavern with fireplace
- Originally built in 1905 and fully rehabbed in 1975
- Large outdoor catering venue and patio seats up to 250 people
- Owner retiring after 30 years - always cash flowing
- Fully equipped kitchen and full bar
- Turn-key business
- Very rare opportunity

BLOCK & COMPANY, INC., Realtors 816.753.6000  
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**Business Name:** Early American Inn & Tavern

**Address, City, State:** South Lenexa, Kansas

Type: Restaurant & Bar

### Financials

**Asking:** \$199,000

**Included in the Asking Price:**

Fully equipped restaurant

Name

The removal of equipment must be negotiated with landlord

**NOT Included in the Asking Price:**

Real Estate

**Gross:** \$600,000

### Summary Description:

This classic roadhouse has been a Lenexa landmark for 30 years. It was rehabbed and designed after an Irish Pub with a strong East coast roadside inn flare. There is an outdoor patio and courtyard perfect for catering large parties up to 250 people. The restaurant has a complete kitchen and bar. The dining room is classic Irish with high back booths nice use of windows and hardwood floors. Along with the freestanding restaurant is a freestanding pizzeria. This can be leased for additional income. Tremendous opportunity!

### General Information

**Year Established:** 1975

**Facilities:** Main building: 3,200 sq ft; Pizza restaurant: 1,400 sq ft

**Seats:** 84 people

**Parking:** For 54 cars

### Market Outlook

**Competition:** Some

### About the Sale

**Financing:** Partial possible

**Support/Training:** Yes

**Reason Selling:** Retiring

### Contact Information

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