



FOR LEASE OR SALE - BUSINESS AND REAL ESTATE

MOUNTAIN VALLEY GRILL

4811 TRINITY DAM BLVD, LEWISTON, CA 96052

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FOR LEASE & SALE

SUMMARY OF FACTS

4811 TRINITY DAM BLVD | LEWISTON, CA 96052



PROPERTY SUMMARY

| | |
|------------------------|-----------------|
| Sale Price: | \$235,000 |
| Or Lease It At: | \$2,000/Monthly |
| Lot Size: | 0.66 Acres |
| Building Size: | 2,500 SF |
| Year Built: | 1989 |

PROPERTY OVERVIEW

Here is your chance to step right into ownership of a local restaurant in Lewiston, CA or lease the building and equipment. The owner is retiring and selling or leasing the real estate and business assets. Everything is included! Restaurant that has an amazing reputation in Northern California and the local community. Close to Trinity and Lewiston Lake. The building has seating areas on both sides with the commercial kitchen in the middle. There are a set of restrooms on one side of the building and a single restroom on the opposite site. Multiple entrances and a secondary dining area that could be improved for many different complementary uses with the restaurant. Easy access into the property from Trinity Dam Blvd with a shared entrance. Adjacent uses include the primary fuel station in Lewiston, and an RV park and lodging. Great opportunity to capture the outdoor enthusiast during all seasons in Trinity County and the local residents of Lewiston.

PROPERTY HIGHLIGHTS

- Business Opportunity and Real Estate
- Great Location in Lewiston
- Large Seating Area with Upside Potential
- Commercial Grade Kitchen

FOR MORE INFORMATION:

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BUSINESS DESCRIPTION

The Mountain Valley Grill is owned and operated by Ty Rogge. The restaurant serves the local community and the large amount of travelers visit the campgrounds, mountains, and alpine lakes in the area. The Grill is open Wednesday through Sunday from 8:00am to 4:00pm. He has a few staff members that help with the service. Strong reviews on Facebook, Google, and Yelp.

The building is setup with the counter and kitchen in the middle with restrooms and large dinning rooms on either side. Plenty of options to accommodate large private groups in addition to the traffic.

The sale of the business and real estate are included in the asking price. The asking price provides a new owner the building, furniture, fixtures, equipment, inventory, and goodwill.

The owner/operator is looking to retire. Great establishment with wonderful reputation in the area and visitors!

LOCATION DESCRIPTION

Located within a commercial development on the west side of Trinity Dam Blvd as you enter Lewiston, CA.

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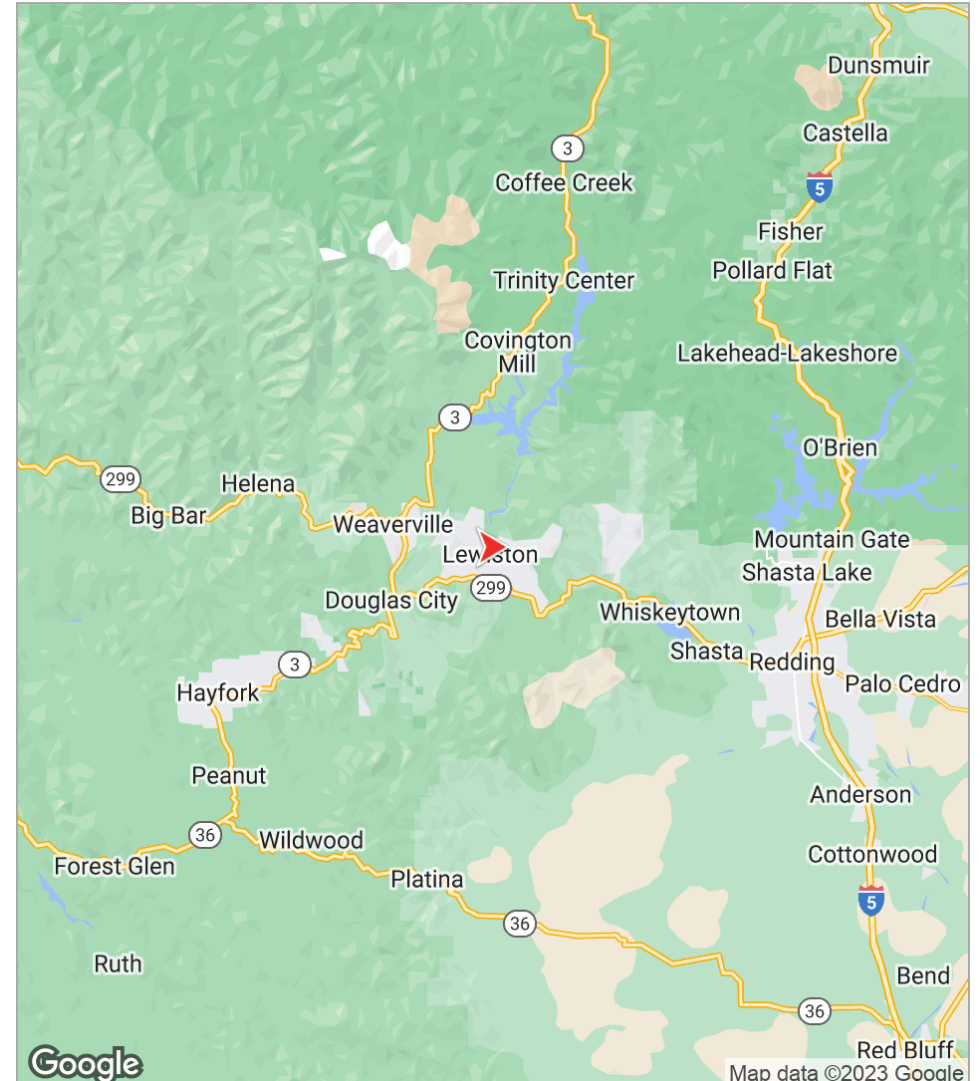
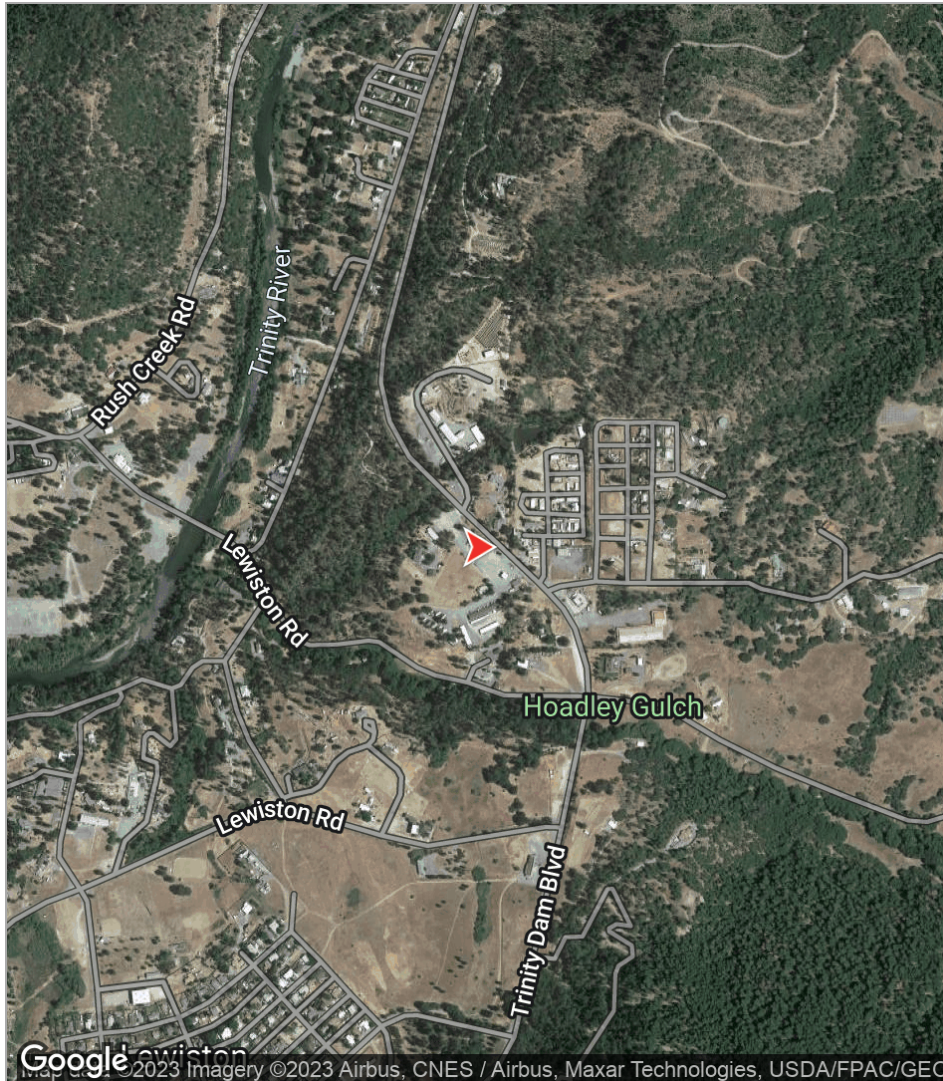
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