



MLS 6222740 Commercial Sale

\$399,900

Description:

Welcome to Kahvila. Menahga's foremost gathering place for comfort food, crafted coffee and espresso. The atmosphere is inviting and the client base is extremely loyal. Great menu creations cover breakfast, lunch or dinner. This beautiful brick building was originally constructed in 1900. Then in 2019 Kahvila was born and a full remodel ensued where no stone was left unturned. It includes 2800 finished sq ft on the main floor, 3 bathrooms, bonus space that can be incorporated or leased and a sizable basement for storage. Spotless in/out with a trendy flair where the design and finish work exceed all expectations. Comes with everything needed to run the business. The real estate, fixtures, equipment, branding, everything! It's all included. Inside occupancy for 48, additional outside patio seating, high volume drive through, central location, excellent visibility, and so much more.

Additional Details:

Year Built	1900
Lot Acres	0.11
Lot Dimensions	37x140
School District	821
Taxes	\$1,968
Taxes with Assessments	\$1,968
Tax Year	2022

Additional Features:

Basement: Partial, Storage Space **Fuel:** Natural Gas **Heat:** Forced Air **Sewer:** City Sewer/Connected **Water:** City Water/Connected **Air Conditioning:** Central Air

Driving Directions:

Kahvila is centrally located in Menahga between 1st St and Main St on the west side of Aspen Ave (Hwy 71).



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