

For Sale - Wichita, KS CBD

Operating Restaurant & Real Estate



Bite Me BBQ

132 St. Francis
Wichita, Kansas 67202

Property Highlights

- 14,236 SF 2 Story Retail Building with 1st floor 4,800 SF Restaurant Space & Operating Business and 2nd Floor +/-4,500 SF Executive Residence and 2,500 SF unfinished workshop
- Located in the heart of Wichita's Prime CBD & Old Town Entertainment Area
- CBD Daytime Population of 25,000 with excellent evening traffic
- 3,062 Apartments Downtown
- Centrally located and easy walking distance between Intrust Bank Arena and WAVE Social Oasis and Multimedia Center, near Century II & Riverfront Stadium (home of the Wichita Wind Surge, the Miami Marlins Triple A Affiliate)
- Built and fully occupied since 1925

Property Features

- Bite Me BBQ Business Family Owned and Operated Since 2003 (at Current Location since 2012)
- 2019 Business Revenues \$1.9M
- Fully Equipped and Furnished BBQ Restaurant including 750 lb Southern Pride Smoker, Freight Elevator, 4 Car Garage

OFFERING SUMMARY

Sale Price Total	\$1,750,000
Business & Equipment	\$450,000
Building	\$1,300,000
Building Size	14,236 SF

DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	8,530	\$31,897
3 Miles	106,265	\$39,782
5 Miles	244,813	\$43,849

Troy Farha

O: 316 847 4904
tfarha@naimartens.com

Steven J. Martens, CPM, CCIM, SIOR

O: 316 847 4901
smartens@naimartens.com

Member Kansas City BBQ Society



435 South Broadway,
Wichita, KS 67202
316 262 0000 tel
naimartens.com



Additional Photos



Retailer Map



Second Floor Executive Residence



CONFIDENTIALITY AGREEMENT

WHEREAS, NAI Martens representing the Owner of the Bite Me BBQ property at 130-132 N. St Francis, Wichita, Kansas (Seller) shall furnish to _____ (Prospective Buyer), certain confidential and propriety information relating to the affairs of the Seller and its customers solely for the purpose of using such information and property, and features thereof, only in the performance and for the purpose of "evaluation for acquisition".

WHEREAS, Prospective Buyer agrees to review, examine, inspect or obtain such information only for the purpose described above, and to otherwise hold such information confidential pursuant to the terms of this agreement.

BE IT KNOWN, that Seller has or shall furnish Prospective Buyer certain confidential information, all on the following conditions:

1. Prospective Buyer agrees to hold all confidential or proprietary information or trade secrets in trust and confidence and agrees that it shall be used only for the contemplated purpose, and shall not be used for any other purpose.
2. At the conclusion of any discussions, or upon demand of Seller, all written information including written notes, engineering drawings, disk files, programming, photographs, financial statements, tax returns, customer lists, inventory records, equipment lists or memoranda shall be returned to the Seller without making any copies or reproduction thereof.
3. Prospective Buyer agrees that it will use any information solely for evaluating a transaction and that reasonable precautions will be taken to keep the evaluation material provided confidential, however, you may disclose evaluation material to your directors, officers, agents, or advisors (collectively representatives) who have the need to know such information. Such "representatives" shall be bound by the same terms and conditions of this agreement.
4. Prospective Buyer acknowledges that any information obtained from Seller by virtue of this Agreement is of a proprietary nature.
5. Prospective Buyer shall have no obligation with respect to any information known by the Prospective Buyer, or as may be generally known within the industry or business community, prior to the date of this Agreement, or that shall become common knowledge within the industry or business community thereafter.
6. This Agreement shall be binding upon and inure to the benefit of the parties, their successors and assigns.
7. This constitutes the entire Agreement.

Executed this _____ day of _____, _____.

Prospective Buyer By: _____ Title

Prospective Buyer, if you are currently represented by a Brokerage Firm, please disclose to NAI Martens at this time.

Required Information: Ship-to Address: _____

Phone: _____

Email: _____