



KIRBY PROPERTIES

NEWPORT, RHODE ISLAND 02840

40 Narragansett Avenue Jamestown, RI 02835

Chopmist Charlie's is now available to a new operator who wishes to benefit from 25+ plus years of serving Jamestown and Southern RI. This iconic full-service restaurant is poised to serve the needs of hungry and thirsty residents and visitors. Whether your interest is fine dining, casual pub or the newly designed food emporium, this spot has the bones for it. A culinary destination combined with a complete makeover a year ago, makes this the ultimate turnkey opportunity. A brand new state-of-the-art fully equipped kitchen with the finest of appliances and sanitation technology. This sale is for the BUSINESS ONLY. No Real Estate to be conveyed! Subject to negotiating new lease with Landlord. Current rent ~\$3800/mo. Sublease requires \$50,000 Deposit & \$6,000/mo. rent.

SALE PRICE-	\$315,000 Includes liquor license, good will etc.
PLAT/LOT-	8/471
ZONING-	CD: Commercial District
SIZE-	3,120 sf = 1,920 sf Main Floor + 1,200 sf basement
LOCATION-	Downtown Tourist Area
FRONTAGE-	32' ft
SEATS-	100 (Present layout is currently 50)
SPECIAL EQUIP-	3 Bakers Pride pizza ovens Rotisserie Warming Drawers Barista

600 lb / day ice maker

STORAGE- Lower level has approximately 2500sf of prep & storage space with rows of dry storage racks, two walk-in coolers and a walk-in freezer.

IMPROVEMENTS-
2021
NEW Upgraded 3 Phase Electric
NEW Fire system
NEW Line equipment
NEW Clover Cloud Based POS System
NEW 2 4&5 Ton Mitsubishi HVAC/Heat Exchange Units
NEW Air changer- every 20 seconds
NEW Hobart Dishwasher & Pump
NEW Bar
NEW Epoxy Floor
NEW Laminate Floor
NEW Glyco System
NEW Charcuterie Deli Cases & Refrigeration
EVERYTHING IS NEW! LIST IS TOO BIG! MUST SEE!

YEAR ESTABLISHED- 1996

PARKING- 12 Off Street Parking Spaces

SEWER & WATER- Publicly Connected

BATHROOMS- 2 (handicap accessible)

HEAT/ AC- HVAC- 2 Mitsubishi Mini Splits
Forced Hot Air Heat

NEGOTIATED RENT- Starts at \$3,800/mo
Leaseback \$50,000 Deposit & \$6,000 rent

UTILITY COSTS-
Water/ sewer- \$450/ mo
Gas/Propane- \$650/ mo
Electric- \$2,000/ mo

FOR ADDITIONAL INFORMATION CONTACT:
KIRBY PROPERTIES, LLC

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