

## Need a Smooth Operator



30829 EUCLID AVE, Willowick, OH 44092

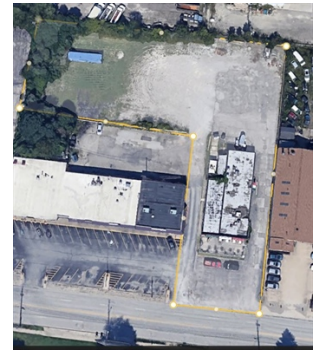
- » Business Opportunity | 4,300 ft<sup>2</sup> | Lot: 23,523 ft<sup>2</sup> (0.54 acres)
- » Sale or Lease \$2500 Mo
- » License D5 Beer, Wine, Liquor, 2:30am & D6 Sunday Funday
- » Bar Area 4300 Sft
- » Patio 838 Sft
- » More Info: giovannis.IsForSale.com



TJ Weigel Broker  
Strategy for EVERY market!  
(440) 391-2340 (Call or Text)  
eagentads@gmail.com  
<http://www.theEagent.com>

eAgent Real Estate  
8806 Mentor Av Unit E  
Mentor, OH 44060  
(440) 391-2340

\$ 250,000



DISCRETION REQUIRED DO NOT APPROACH  
EMPLOYEES DIRECT ALL QUESTIONS TO BROKER!

Priceed about market rule of thumb 2x net.  
property for sale \$375,000  
fully equipped kitchen 10-12 ft hood  
2 bathrooms  
2023 Gross \$491,000

Callino all restaurateurs and entrepreneurs! Own a piece of Willowick's pizza and pub history with Giovanni's Pizza & Pub. formerly Spectators.

