

The Ice House Restaurant and Club

16,696 Square Feet

For Sale: \$1,200,000

For Lease: \$8,270 Monthly, \$5.75 Per Square Foot NNN

406 SE 5th Street, Bentonville, AR 72712



GRUBB & ELLIS
Solomon Partners



The Ice House is a bar, restaurant and performance venue just off of downtown Bentonville. The space features a large reception area, three separate bars, a very large performance area with stage, full commercial kitchen to serve the restaurant as well as a large private office with adjoining bathroom. Included is decor, full tables and seating for entertainment as well as all of the table cloths, plates, glasses and silverware for food service. The rear bar features a glass wall with waterfall and liquor still on the shelves. The Ice House represents an opportunity to take on a mixed venue bar, restaurant, entertainment and dance club that is turn-key*. The buyer will have a venue that is ready for business.

*Liquor license and permitting are the responsibility of the tenant

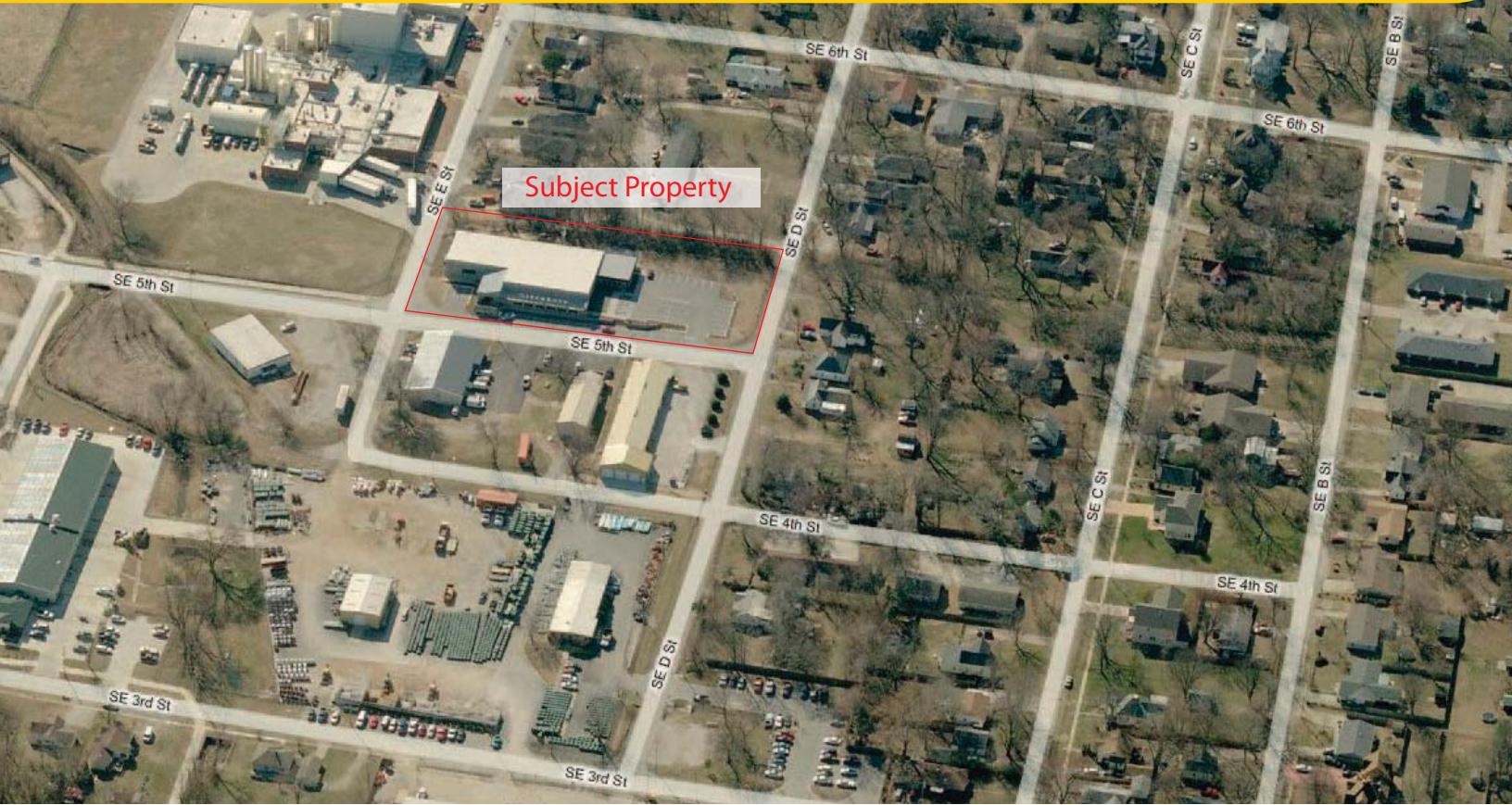
To learn more, please contact:

Clinton R. Bennett, CCIM
479.200.3457
CBennett@GrubbEllisAR.com

Grubb & Ellis | Solomon Partners
609 SW 8th St Suite 220
Bentonville, AR 72712

479.271.6118 main
479.250.4879 fax

www.GrubbEllisAR.com



LEASE SUMMARY

ADDRESS: 406 South East 5th Street, Bentonville, Arkansas 72712
SHOPPING CENTER SIZE: 16,696 Square Feet
RENT: \$5.75 Per Square Foot NNN
\$8,270 Monthly NNN

TENANT PAYS: Property Taxes
Insurance
Common Area Maintenance
Utilities
Liquor License

TERM: 2 Years

The Ice House Restaurant and Club

First Bar Area



Second Bar Area



Foyer and Reception Area





Guest Restrooms- there are a total of two men's, two women's and one office restroom

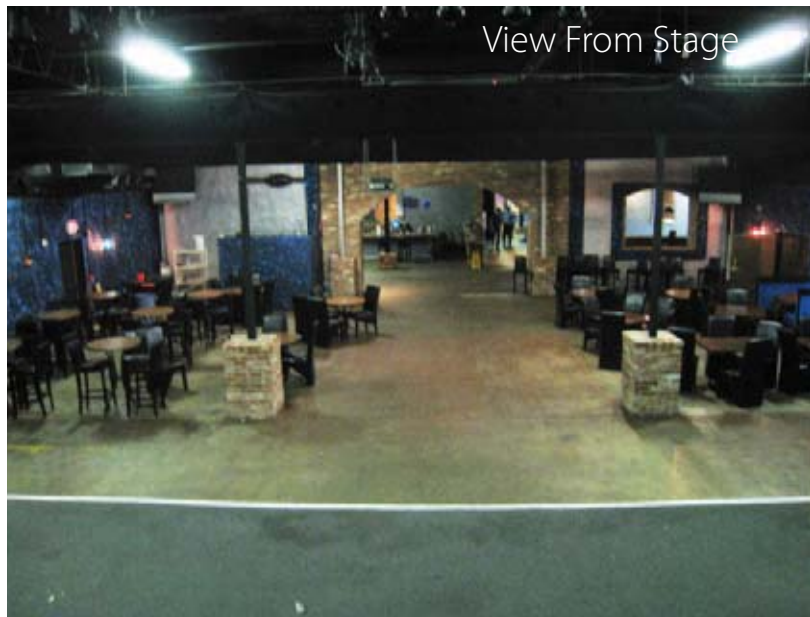


The Ice House Restaurant and Club

Separate Performance Area



View From Stage



Private Office and Adjoining Restroom



