

FOR SALE

TURN KEY RESTAURANT OPERATION IN THE DESIRABLE HEIGHTS

SALE TO INCLUDE: TRADEMARK, PROPRIETARY MENU, LONGTERM LEASE, LICENSES, ALL FF&E, OPTION TO RETAIN EXISTING STAFF

ANNUAL NET PROFIT
+/- \$350K

1717 W. 34th Houston, Texas
DOES NOT INCLUDE REAL PROPERTY



\$750K



Les Ba'Get Vietnamese Café Stands Out for its Attention to Detail

"The breakfast menu at Les Ba'Get is certainly one of the things that set it apart. It reads like modern American brunch with French and Vietnamese flair" - Nicholas Hall

The 10 Hottest Pho Shops

"Build your own pho bowl with up to seven toppings, including fatty brisket and filet mignon, and add a side of bone marrow or a poached egg" - Mai Pham

2016 of Food & Drink "Best Sandwich"

"24-hour sous vide pork belly that really warms the soul" - Houston Press

Cat Huynh and Angie Dang: Serving a Cup of Comfort

"Whatever we had, they were more than welcome to use," said Angie. "For all the first responders and all the law enforcement." - Levitt

Best Vietnamese Restaurants in Houston

21 of the best places for Vietnamese food in Houston right now.

CW39 Foodgasm

"sandwiches and other traditional Vietnamese dishes with modern twists that will make your stomach shout for joy" - D. McDermand

A Snapshot of Les Ba'get

"Besides adding crunch, the vegetables provide a nice foil to the rich pork and its juices" - R. Wright

Food Truck Morphs Into a Notable New Restaurant

"this place stand out from other Southeast Asian restaurants in its use of high-quality ingredients" - Faith Nguyen

28 Best Vietnamese Restaurants in America

They represent the wide reach of Vietnamese cuisine, both traditional and new-school. These are the very best Vietnamese restaurants in America right now.

CultureMap Top 100 - The Very Best Restaurant in Houston

People love to ask me what my favorite restaurants are. Now you know.
 - Eric Sandler



*currently operating daily - please go enjoy the unique and amazing menu



DO NOT MAKE ANY DIRECT INQUIRIES

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DEAL POINTS

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LOCATION:

1717 West 34th, Houston, Texas 77018

LEASE:

Assignment

ADDITIONAL:

Very little wear & tear

March 19' construction complete

Refrigeration & gas equipment have warranty

Dining room seats 90

Large patio with 49 seats

Lease Expires July 2027

Two 60 month renewal options

Current beer & wine, mixed bev license

Lease, P & Ls, FF&E

PRICING:

\$850K -includes all recipes, branding
and intellectual property

CONFIDENTIALTY & DISCLAIMER

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BUILDING

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INFORMATION ABOUT BROKERAGE SERVICES

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers, and landlords.

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License

Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you,

you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

