

MVP COMMERCIAL

Presents For Sale

THE

Ol' Kettle

Restaurant and Bar

- **Favorite local venue**
- **Major highway frontage**
- **Over 6000 Sq. Ft.**
- **Motivated Seller**
- **Priced to sell at \$1,049,000.00**



FOR INFORMATION CONTACT
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Fact Sheet

- Strategically located on Highway 41, the primary route to Yosemite National Park, in Oakhurst's "Hotel Row".
- Over 2,500,000 tourists visit Yosemite using Highway 41 each year.
- Operated profitably for many years. Very popular with locals and tourists alike.
- All furniture, fixtures and equipment in place and ready to operate.
- Great visibility and access.
- Restaurant and bar built in mountain style, with beamed ceilings, real wood paneling and artifacts.
- 6509 total square footage, on 20,473 s.f. of creek frontage land. Reciprocal parking agreement with adjacent hotel.

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Ol' Kettle Images

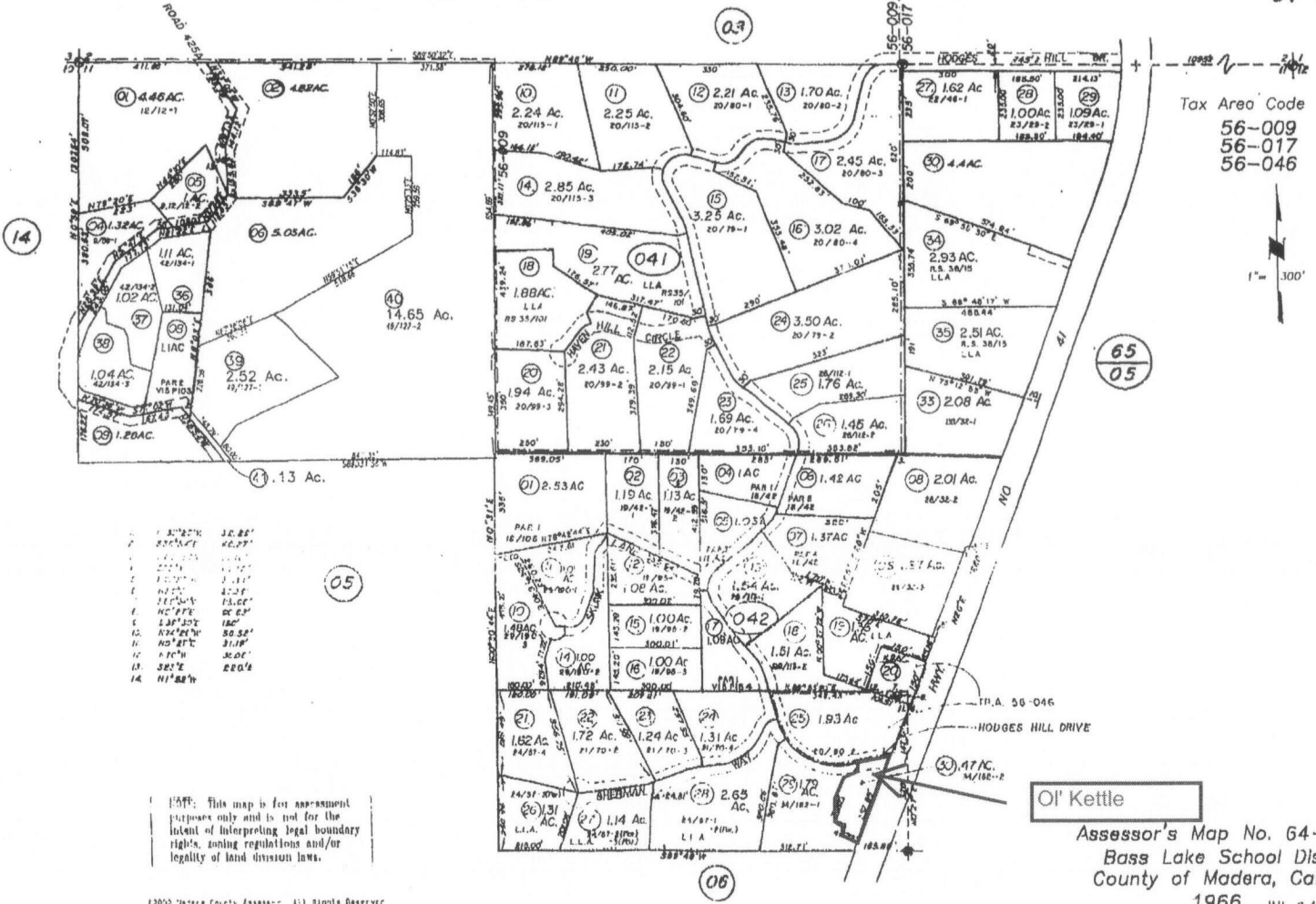


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Ol' Kettle Assessor's Plat Map

POR. OF NW¼ & NE¼ OF SEC. 11 T.7S. R.21E. M.D.B.&M.

64-04



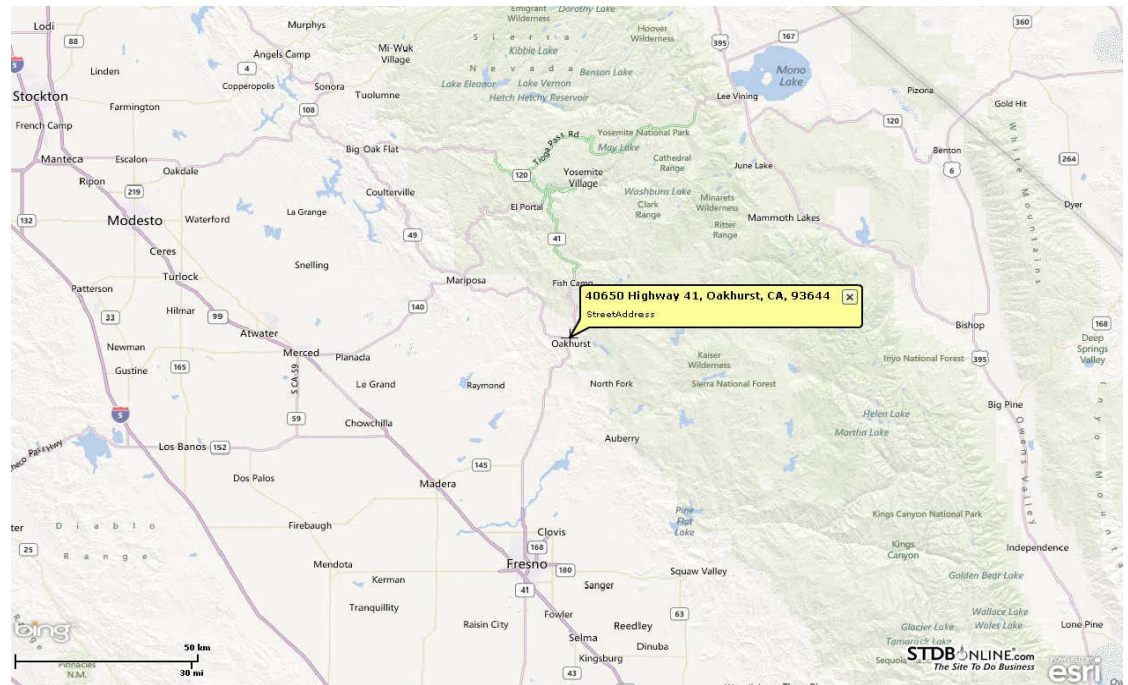
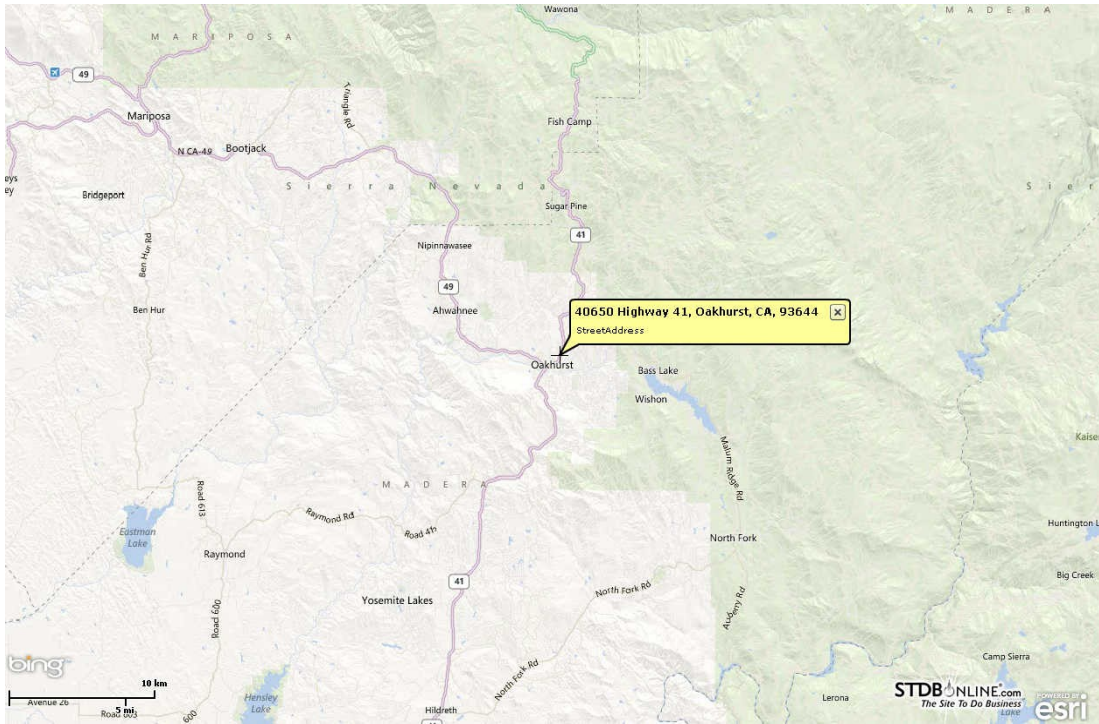
NOTE: This map is for assessment purposes only and is not for the intent of interpreting legal boundary rights, zoning regulations and/or legality of land division laws.

Ol' Kettle

Assessor's Map No. 64-04
Bass Lake School Dist.
County of Madera, Calif.
1966 JUL 31 2007

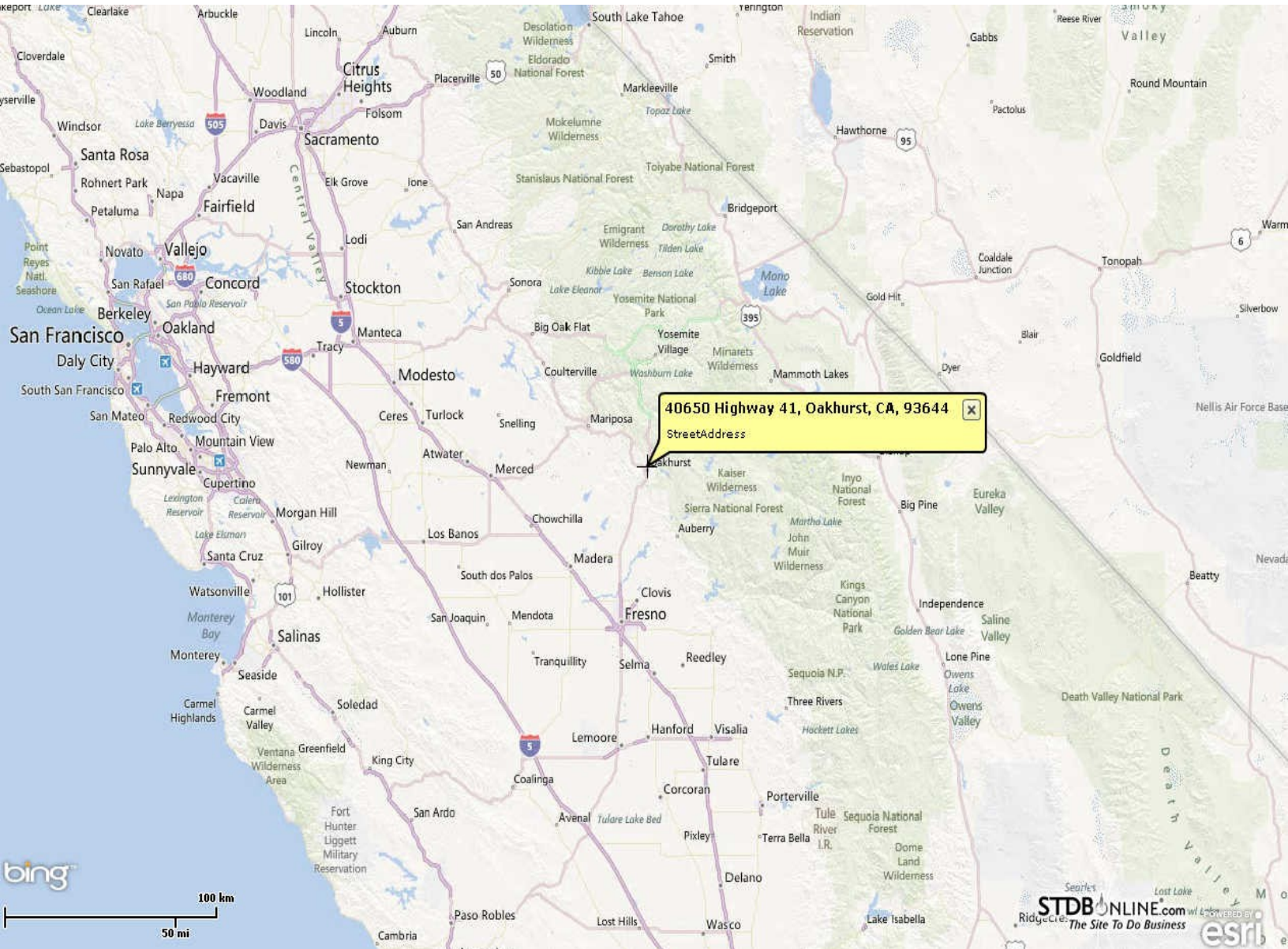
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O' Kettle Location Map



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O' Kettle Vicinity Map



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O' Kettle Aerial



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O' Kettle Aerial Close



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