



# Beach Area Restaurant For Sale

Approx. 1,800 SF + Patio / Existing Type 47 ABC License



# HIGHLIGHTS & DETAILS

BEACH AREA RESTAURANT | TYPE 47 ABC LICENSE



Turn-key restaurant/bar opportunity in coastal San Diego Point Loma community.

Currently set up as a quaint neighborhood restaurant with ample sized bar, 20-tap beer system, full hood system, grease interceptor, walk-in fridge, and small outdoor patio.

Type 47 ABC License allowing for the sale and consumption liquor, beer, and wine with no hourly restriction within the interior of the premises.

Affordable lease in place with fixed increases through renewal option.

Great conversion opportunity for an experienced operator to take over a 2<sup>nd</sup> generation restaurant & bar at a fraction of the cost.

Sale includes all furniture, fixtures, leasehold improvements, and Type 47 ABC License.

Size: Approx. 1,800 SF + Patio (buyer to verify size)	Building: Street Retail
Rent: \$2,350/month gross (no NNN)	ABC License: Type 47 License (full liquor)
Lease Term: Expires September 31, 2022 with renewal option in place.	Asking Price: \$205,000

All interested parties must sign a confidentiality agreement prior to receiving further information.

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**\*Confidential Sale: Please do not speak with employees or customers**

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