



# East Village Restaurant For Sale

2,494 SF + Patio & Storage Space / Existing Type 47 ABC License



# HIGHLIGHTS & DETAILS

EAST VILLAGE RESTAURANT | TYPE 47 ABC LICENSE



Turn-key restaurant opportunity in up-and-coming East Village neighborhood that is BOOMING with new developments.

Newly designed premises and fully equipped kitchen with hood system, grease interceptor, and (2) walk-in refrigeration units.

Open floor plan with modern décor & expansive patio area.

Existing ABC Type 47 License with flexible conditions allowing for alcohol service until 2am indoors 7 days/week.

Vaulted +/- 16' ceiling heights set the atmosphere, creating a feeling of volume and open space.

Great conversion opportunity for an experienced operator to get into an emerging neighbor at a fraction of the cost.

Affordable lease in place with potential further extension options potentially available.

Sale includes all furniture, fixtures, leasehold improvements, and Type 47 ABC license. (Trade Name & Menu not included)

**Size:** 2,495 SF plus Patio & Storage

**Building Type:** Mixed-Use Street Retail

**Rent:** \$2.47/SF plus NNN

**ABC License:** Type 47 License (full liquor)

**Lease Term:** Expires April 2021 with potential options available.

**Asking Price:** \$195,000

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

## contact:

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

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