



Normal Heights Restaurant For Sale

1,080 SF + Patio / Existing Type 41 Beer & Wine License



HIGHLIGHTS & DETAILS

NORMAL HEIGHTS | TYPE 41 BEER & WINE LICENSE



Restaurant conversion opportunity in emerging uptown neighborhood.

Long-term lease in place with affordable rent, no NNN charges, and fixed increases throughout renewal options.

High pedestrian area, located on main thoroughfare within close proximity to many other restaurants, bars, boutiques, and retailers alike.

Open floor plan with functional layout, vaulted ceilings, walk-in cooler, and efficient sized kitchen.

Premises could be easily converted to other uses such as craft coffee shop, wine bar, delicatessen, Mexican street food, Asian fusion, amongst various other concepts.

Sale includes all furniture, fixtures, equipment, and Type 41 ABC beer & wine license (trade-name and menu not included).

Size: 1,080 SF plus Patio

Rent: \$2.12/SF - Gross Lease

Lease Term: Expires January 2025 with (2) 5-year options to extend.

Building Type: Street Retail

ABC License: Type 41 License (Beer & Wine)

Asking Price: \$280,000

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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