



FOUQUETTE
Commercial Real Estate Services

**FOR SALE –TURN KEY
RESTAURANT W/GATED PATIO
47 LIQUOR LICENSE
TILL 2 A.M.**

WEST HOLLYWOOD

**HIGHLY CONFIDENTIAL
DO NOT TALK TO EMPLOYEES**

- PURCHASE PRICE: \$650,000.00
- SIZE: APPROXIMATELY 1200 SF +PATIO
- HOURS OF OPERATION: 11A.M. - 2 A.M.
- LEASE: JAN 31, 2011
- OPTIONS: TWO 5 YEAR
- RENT: \$5,000 MONTH NNN
- FEBRUARY 1, 2008, RENT INCREASES \$150.00 MO.
- RENT INCREASES EVERY 2ND YEAR INCLUDING OPTION PERIODS.
- SEATING: APPROXIMATE 44 INCLUDING PATIO
- FF&E INCLUDED IN SALE
- PARKING: 3+ VALET AFTER 5:30 P.M
- **ENTIRE PREMISES NEWLY REMODELED**

Contact:

FRAN WITTON
310/202-1280

The information contained herein is given in confidence with the understanding that all negotiations pertaining to this property shall be handled through Fouquette Commercial Real Estate Services. This information has been furnished from sources by which we deem reliable and for which we assume no liability. All measurements are approximate.

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