

**801 N Fairfax Ave #101** | Los Angeles, CA 90046

Approximately 3700 SQ FT Interior

# RESTAURANT AVAILABLE IN WEST HOLLYWOOD AREA



ELAN N. KERMANI  
BRE#: 01441510



## PROPERTY HIGHLIGHTS



FULL SERVICE RESTAURANT, ARTISTIC ALL-DAY HANGOUT IN A LOFT-LIKE SOARING SPACE.

+ Asking price for Business assets - **\$295,000**

**\$199,000**

+ CUP Allows for Sale and Consumption of Full Line of Alcoholic Beverages

+ ABC Type 47 (Full Liquor) License included in Sale

+ The Hours of Operation are 7 a.m. to 1 a.m. Sunday through Thursday and 7 a.m. to 2 a.m. Friday and Saturday

+ Hard Corner Property

+ 2 Blocks from Melrose Ave. and Trendy Shops

+ Over 1 millions dollars invested in tenant improvements in recent renovations

+ Fully fixturized turn-key restaurant including rare wood fire burning oven

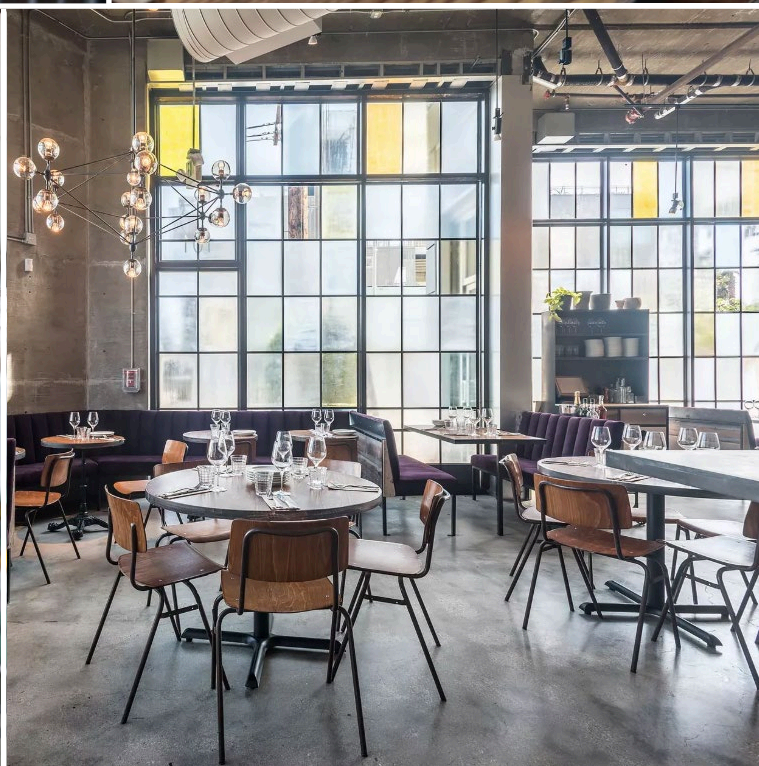
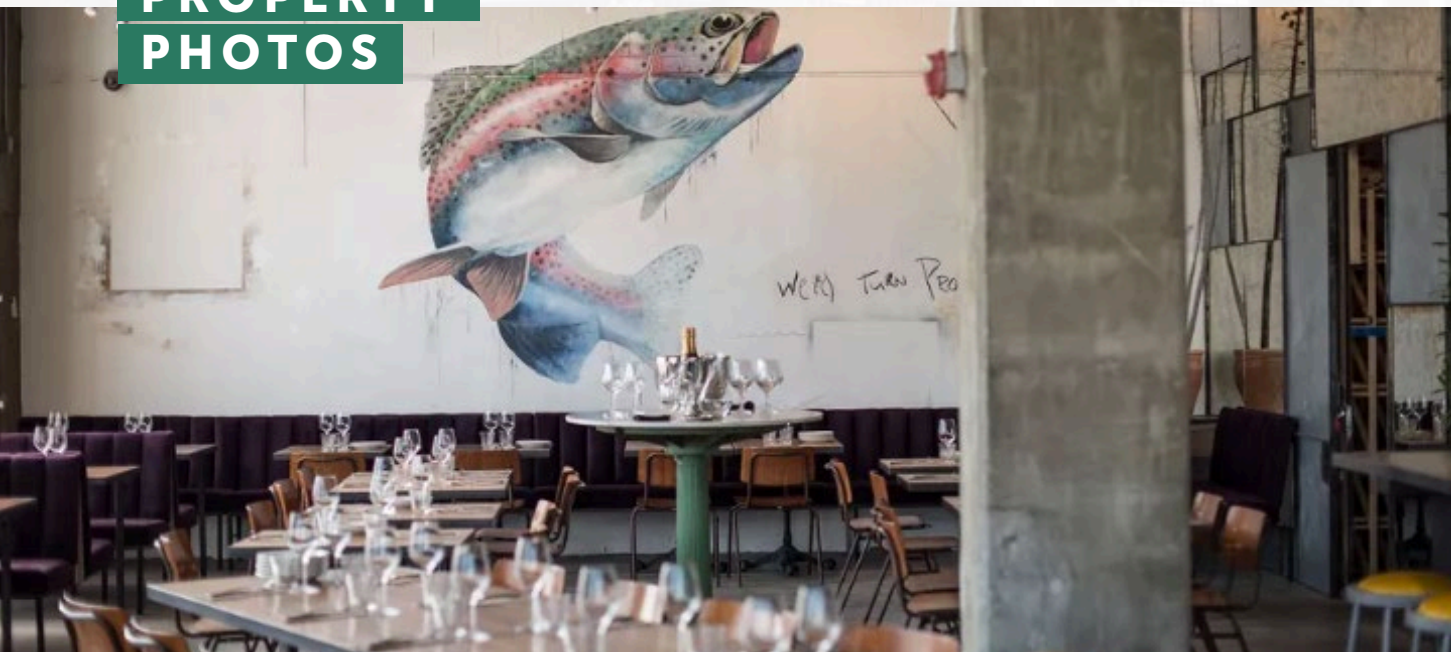
+ Lease Term - Expires July 20, 2021 + (Two 5-year options at 87.5% of Fair Market Value)

+ Existing Rent - \$12,648.40 Modified Gross

+ Ample onsite parking dedicated for retail / restaurant tenants

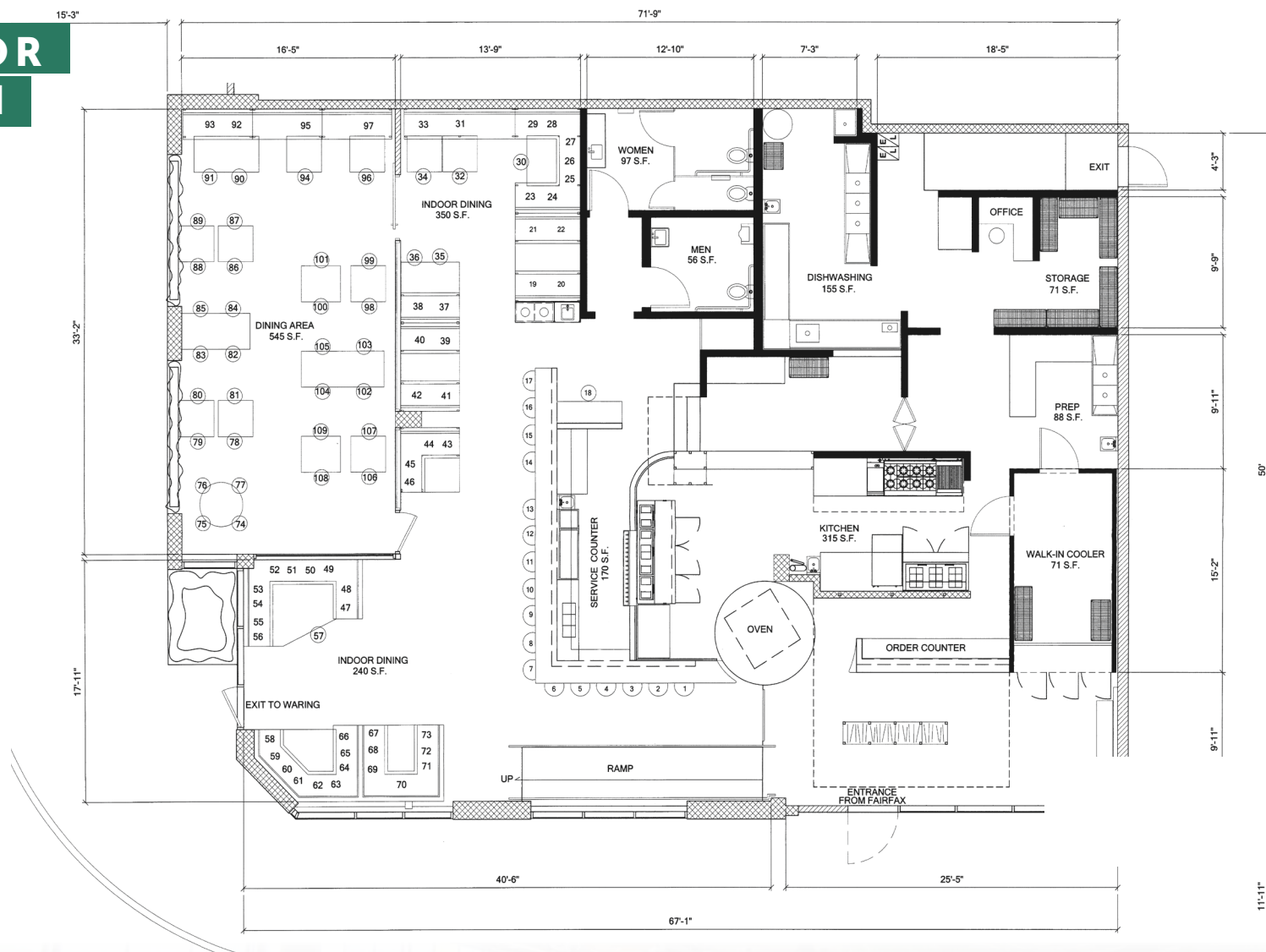


## PROPERTY PHOTOS

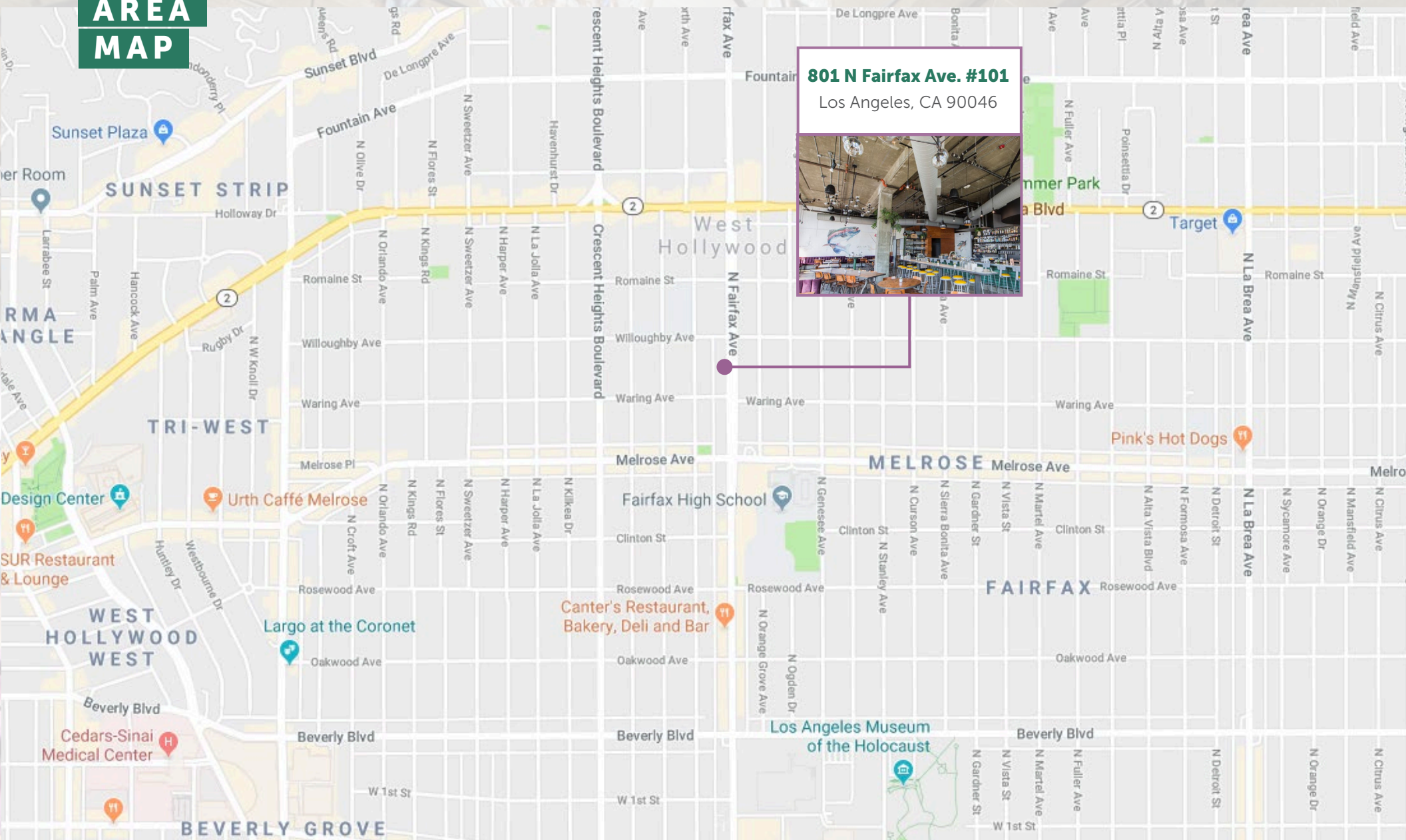




# FLOOR PLAN



## AREA MAP





## NEIGHBORING TENANTS



*Isabel*

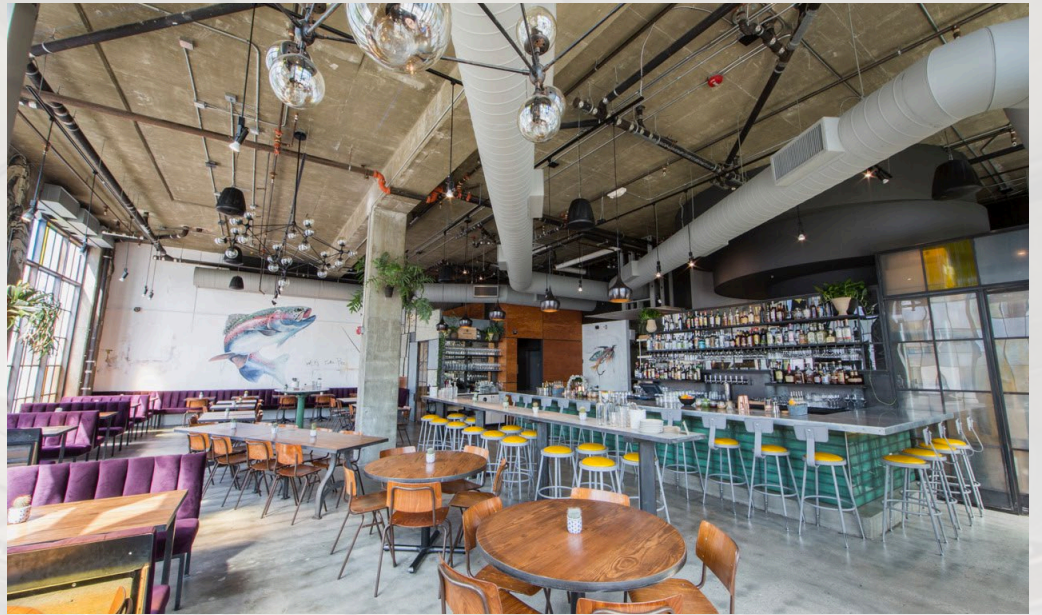


**NO NAME**



## CONTACT

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