

SILVER LAKE RESTAURANT FOR SALE "THE KITCHEN"



4348 Fountain Avenue at Sunset, Los Angeles, CA 90029

PREMISES: Approx 1,000 sq ft restaurant currently serving Beer and Wine with an additional approx. 650 sq ft of office / food storage

DESCRIPTION: Fantastic opportunity! Current seating is approx. 36 inside. There is currently outdoor seating area for approx. 16

LOCATION: Fountain Avenue and Sunset – convenient location with parking behind the restaurant! Across from Sunset Nursery and adjacent to Akbar.

RENTAL RATE / ASSET PURCHASE: \$7,000 per month / asset sale asking \$199,000 / ownership of property open to executing a new 10 year lease (5 base term plus 5 year option)

PROSPECTIVE BUYER / TENANT TO CONDUCT DUE DILIGENCE TO VERIFY PERMITTING, ABC LICENSE, AND USE, ADA COMPLIANCE

For additional information
and to schedule an appointment,
contact Roger Merians.



**DO NOT DISTURB
CURRENT STAFF.**

STAFFORD COMMERCIAL REAL ESTATE, INC.