

## Lower Nob Hill Cocktail Bar



Recently remodeled and located in SF's busy Lower Nob Hill neighborhood, this stylish drinking establishment has a 27' long bar framed by an oversized industrial/chic back bar, new glass back bar coolers and a draft beer system housed in a walk-in cooler. The space has high ceilings and huge windows for lots of light. The ABC license is unrestricted allowing operation until 2am. Perfect small manageable bar business for an owner/operator!

- **Address:** 823 Geary Street, San Francisco, CA 94019
- **Size:** ±1,200 sq.ft (±900 sq.ft. Bar & ±200 sq.ft Storage & ±100 sq.ft Mezzanine)
- **Rent:** \$4,662 monthly gross
- **Alcohol:** Type-48 Full Liquor (No Food Requirement)
- **Asset Purchase Price:** \$250,000 (includes all FF&E, Liquor License, Lease, etc.)



### Exclusive Agent:

**Michael Chidambaram**

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