

# Restaurant Property

Restaurant

FOR SALE



**COLDWELL BANKER  
COMMERCIAL**  
VALLEY REALTY

46645 60th St W, Lancaster, CA 93536



## 46645 60th St West, Lancaster, CA 93536

Coldwell Banker Commercial Valley Realty is pleased to present this long established steakhouse location and Business Assets. The restaurant facility is well suited for small events, meetings or get-togethers with ample parking on a 6.95 acre site! This westside location is minutes from Hwy #14/#138 and just west of the William J Fox Airfield & the Fox Field Business Park, home to SYGMA Food's 249,000sf distribution center! Other nearby highlights include the Antelope Valley Fairgrounds, Rite Aid's Southwest distribution center, the Michael's Distribution center and additional logistics facilities in the planning stages of development!

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## PROPERTY DETAILS

Property Type	Restaurant
Price	\$950,000
Building Size	3,405+/-sf
Construction	Stucco
Year Built	1960
Lot Size	6.95+/- acres
APN	3268-014-019 & 020
Zoning	SP (SPECIFIC PLAN)

## PROPERTY OVERVIEW

Take advantage of this great opportunity to obtain a staple restaurant here in the Antelope Valley. Situated on 6.9+/- acres of land just minutes from Hwy #14/ #138, this is a great location to offer truck parking or to convert to a truck stop with the already existing restaurant. The building contains 3,405+/- sf of restaurant space plus a small manufactured home that provides a living quarters on the back side. The property has a water well and on septic system. The restaurant does hold a type 47 liquor license and has been updated with new kitchen equipment and updated restaurant fixtures. Price includes business assets and real estate.



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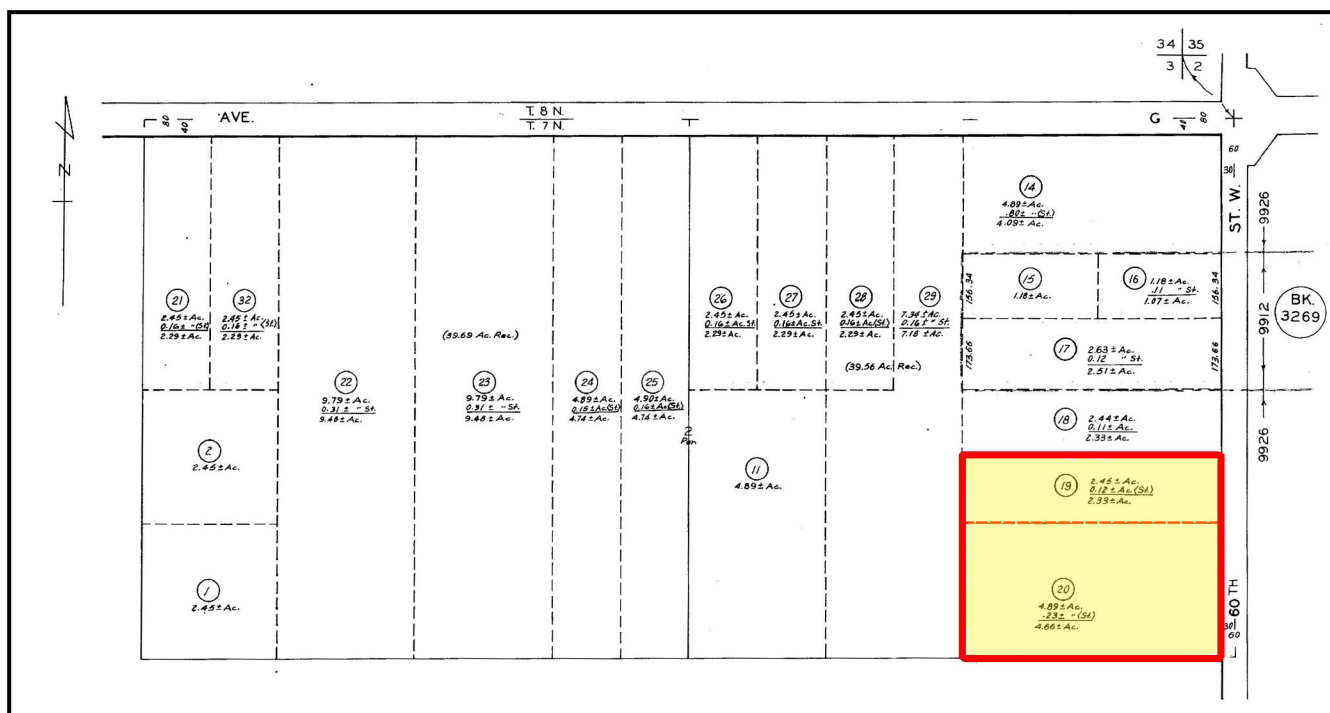
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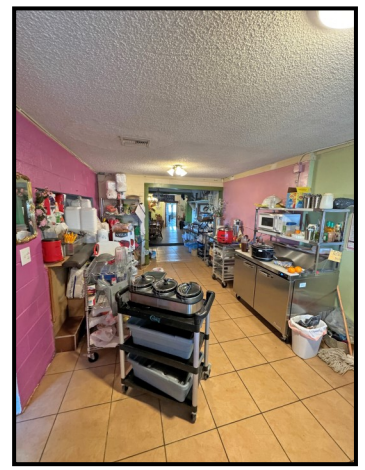
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Living quarters  
Manufacture  
Home



Water well pumphouse

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The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

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Interested buyers should be aware that the Seller is selling the Property in ***"AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE.*** Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; or (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.