

# 3172 Los Feliz Blvd.

LOS ANGELES, CA 90039

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## Unique Opportunity to Purchase a Grandfathered Bar in the Heart of Atwater Village

AVAILABLE FOR SALE

CityStreet Commercial presents a rare opportunity to acquire a grandfathered bar with a 25-year operating history in the heart of Atwater Village. Featuring a rustic, log cabin-inspired interior with a roaring fireplace, tree stump tables, and hunting lodge decor, this beloved establishment offers a warm, inviting atmosphere that transports patrons to a woodland retreat. The property is permitted for live entertainment, enhancing its appeal as a vibrant nightlife destination. The offering includes real property and business assets. Ideally situated on Los Feliz Blvd, a major thoroughfare, and in close proximity to the affluent Los Feliz neighborhood, the bar benefits from high visibility, strong foot traffic, and a loyal customer base.

- Asking Price: \$2,250,000
- Appx 2,150 SF
- Grandfathered Liquor License
- Type-48 Liquor License
- All FF&E Included in Sale
- Permitted for Live Entertainment