

# LEASE ASSET SALE

8312 W 3rd Street

Los Angeles, CA | 90048

**NEWLY  
IMPROVED**



## PROPERTY DETAILS

- **KEY MONEY: \$385,000**
- Current monthly Rent including NNN's \$9,262.00
- **Type 41 ABC LIC** Beer & Wine
- **1,430 SQFT** which includes the recessed patio
- **4** Tandem parking spaces
- **2** ADA restrooms
- "8 x 8" walk-in cooler

- Grease interceptor
- **400 AMPS**
- Initial term through July 31st, 2029
- Two (2) Five (5) year options at FMV

## PLEASE CONTACT

### PARKS LANDON

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