

CITY OF ARTESIA

Little Indian Village

TURNKEY RESTAURANT SPACE W/TYPE 41 ABC LICENSE

18792 Pioneer Blvd. Artesia, CA. 90701



J1 COMMERCIAL

DRE#2081777

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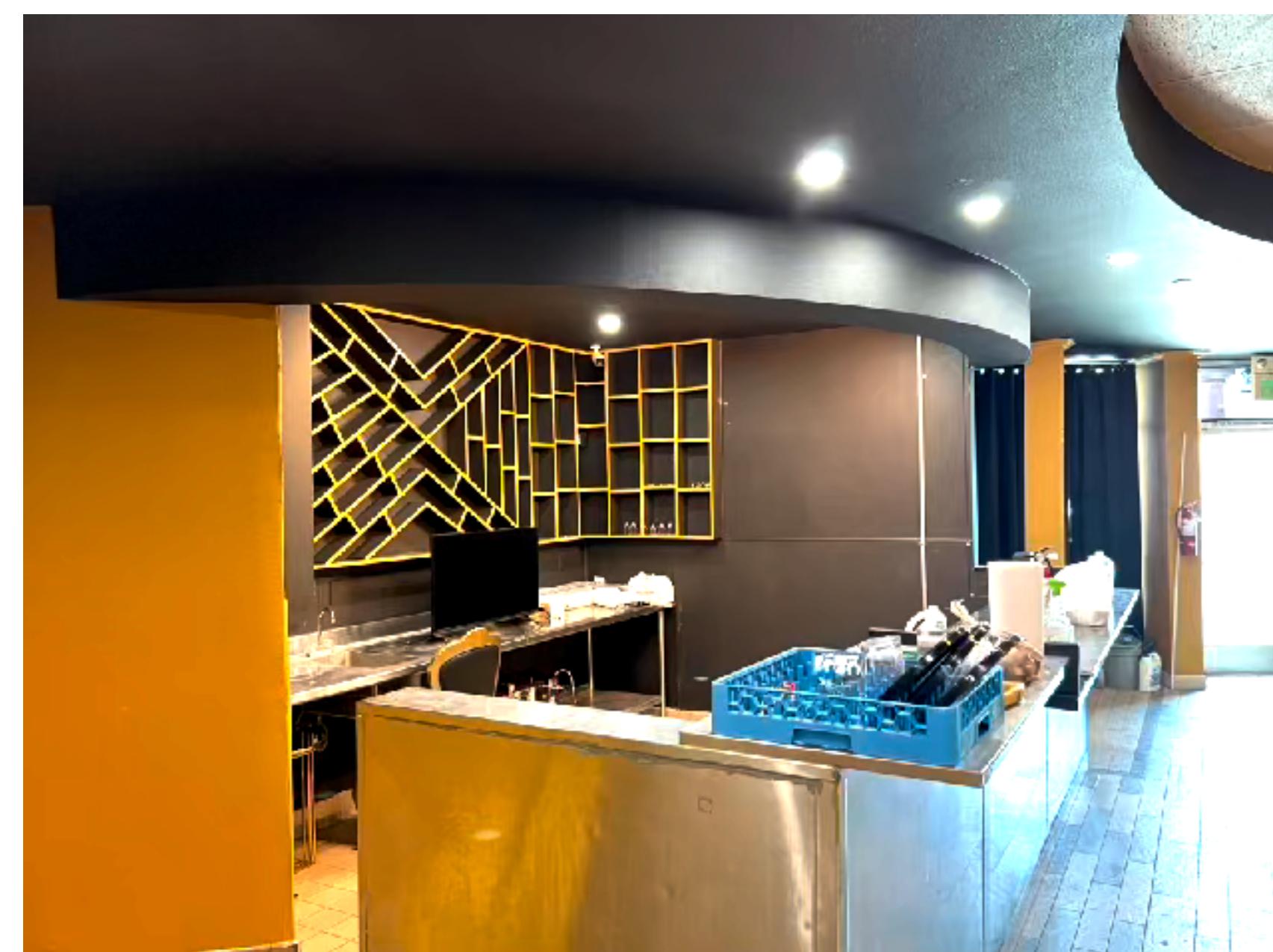
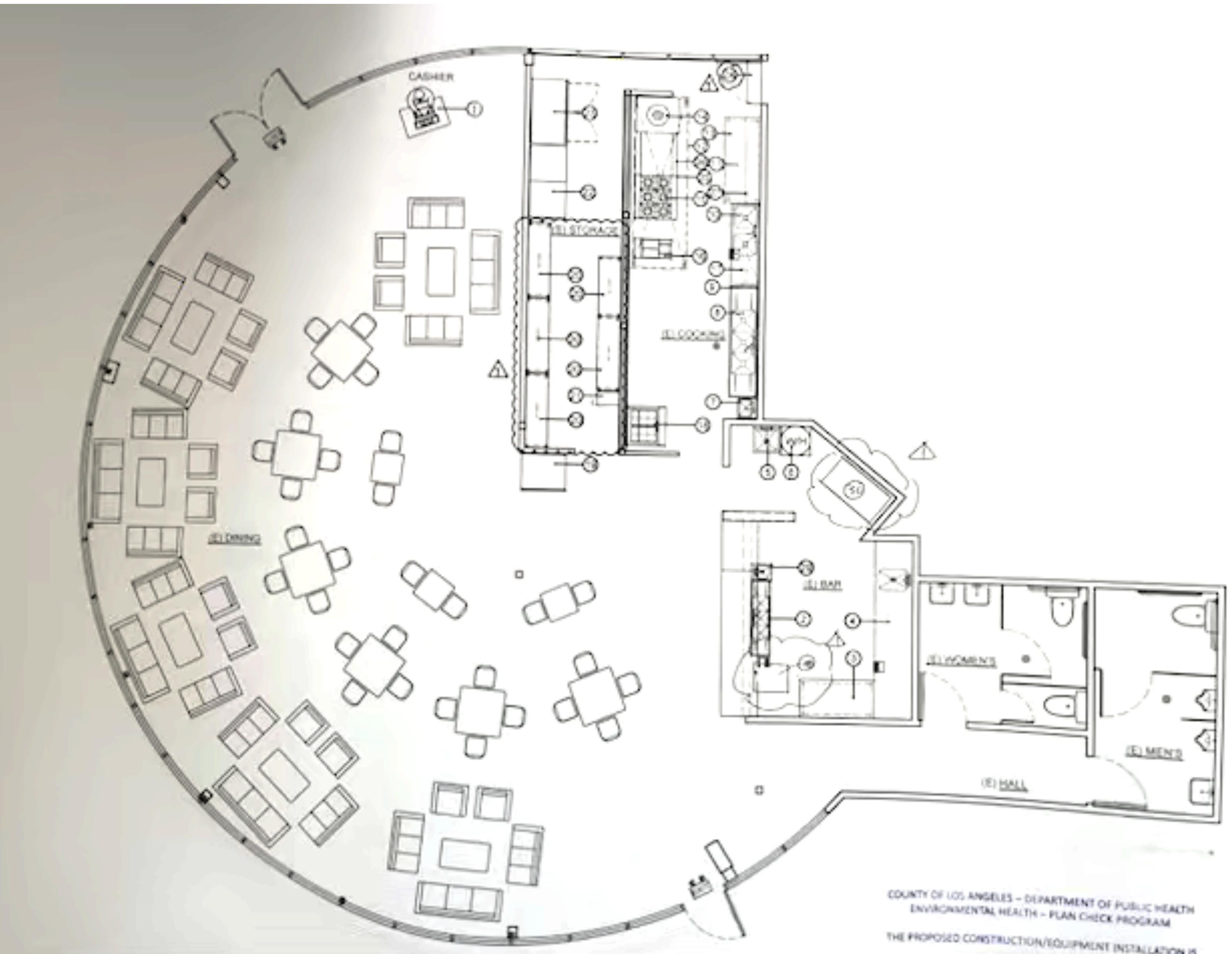
Turn key condition restaurant/lounge space

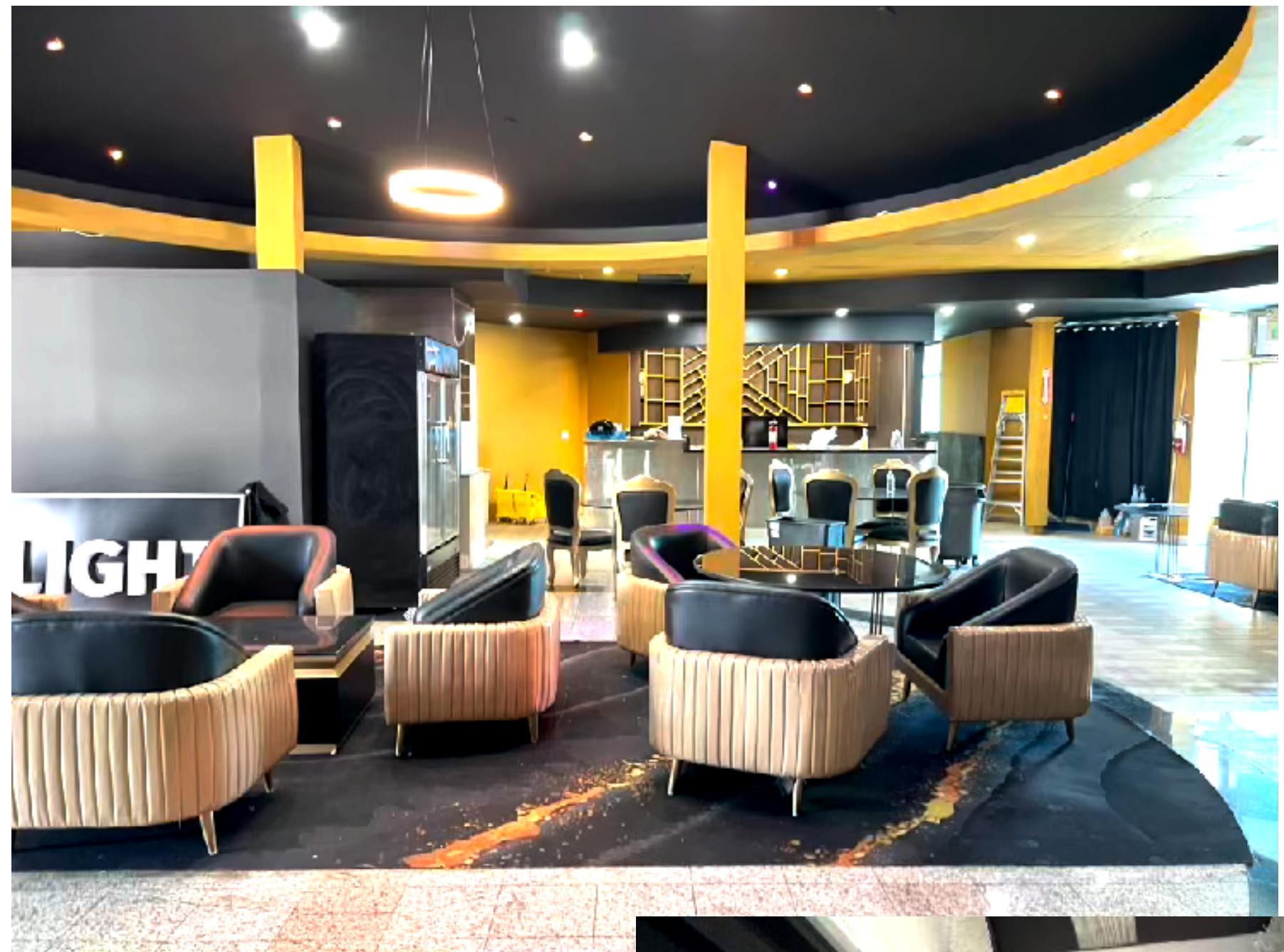
This Indian-style lounge is in turnkey condition with all-new equipment, a health permit, and an active ABC Type 41 license in place; though fully ready for operation, it has not yet opened due to the seller's family circumstances.

- All new equipment
- SF: approx. 2,700sf
- Lease: until July 31, 2027
- Rent: \$6,500 + NNN
- Security deposit: \$10,000
- Annual increase: 5%
- Utilities: paid by the tenant
- Health permit ready for final inspection
- ABC license: Type 41

Asset sale: only \$138,000









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