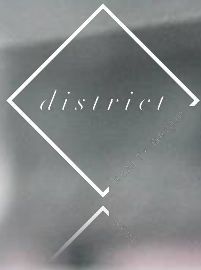


# TURNKEY FAIRFAX CAFE



7920 W 3rd St, Los Angeles, CA 90048



## TERMS & SPECIFICATIONS

### CURRENT RENT

\$6,000 / Month including NNNs

### KEY MONEY

\$100,000

### PREMISES SIZE

1,100 SF +/-

### TERM

3 Years + One 5 Year Option

### FEATURES

- Turnkey Cafe/Light Food Use/ Dessert Space
- Recently Renovated Interior
- Two (2) Reserved Parking Spaces In The Rear
- Walk-In Freezer

### THE AREA

- Heavy Automobile Traffic
- Prime Fairfax Location
- Adjacent To Dense Residential and Commercial Development
- Steps To The Grove & Original Farmer's Market + Many Other Amenities and Restaurants

Note: This is an asset sale only, the business is not included in the sale.

*\*All uses, sizes, information, and dimensions contained herein must be verified by buyer/tenant.*







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