

4359 TUJUNGA

ASSET SALE + SUBLICENSE

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REALTY GROUP

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4359 TUJUNGA AVE || STUDIO CITY, CA

ASKING PRICE: \$150,000

RENTAL RATE: \$4,000 / Mo Including NNNs

UTILITIES: Landlord Pays For Trash, Tenants Pays All Else

SUBLEASE TERM: 2 Years + 5 Year Option (Negotiable)

SIZE: 765 SF + Expansive Patio

PARKING: 1 Reserved Space + Street Parking

SUBMARKET: Colfax Meadows | Studio City

HIGHLIGHTS & FEATURES:

- Full Walk-In Cooler
- Grease Trap
- Full New York Water Filter
- Dry Storage (10x20 Container In Parking Space)
- 12' Hood
- Bathroom
- Private Office Nook
- Double Deck Marsal Oven
- Refrigerated Pizza Stations
- Toast POS
- Touch Monitors
- 2 Mobile Wood Fired Ovens For Catering (Available For Sale)
- Currently Filing For Revocable Patio Permit

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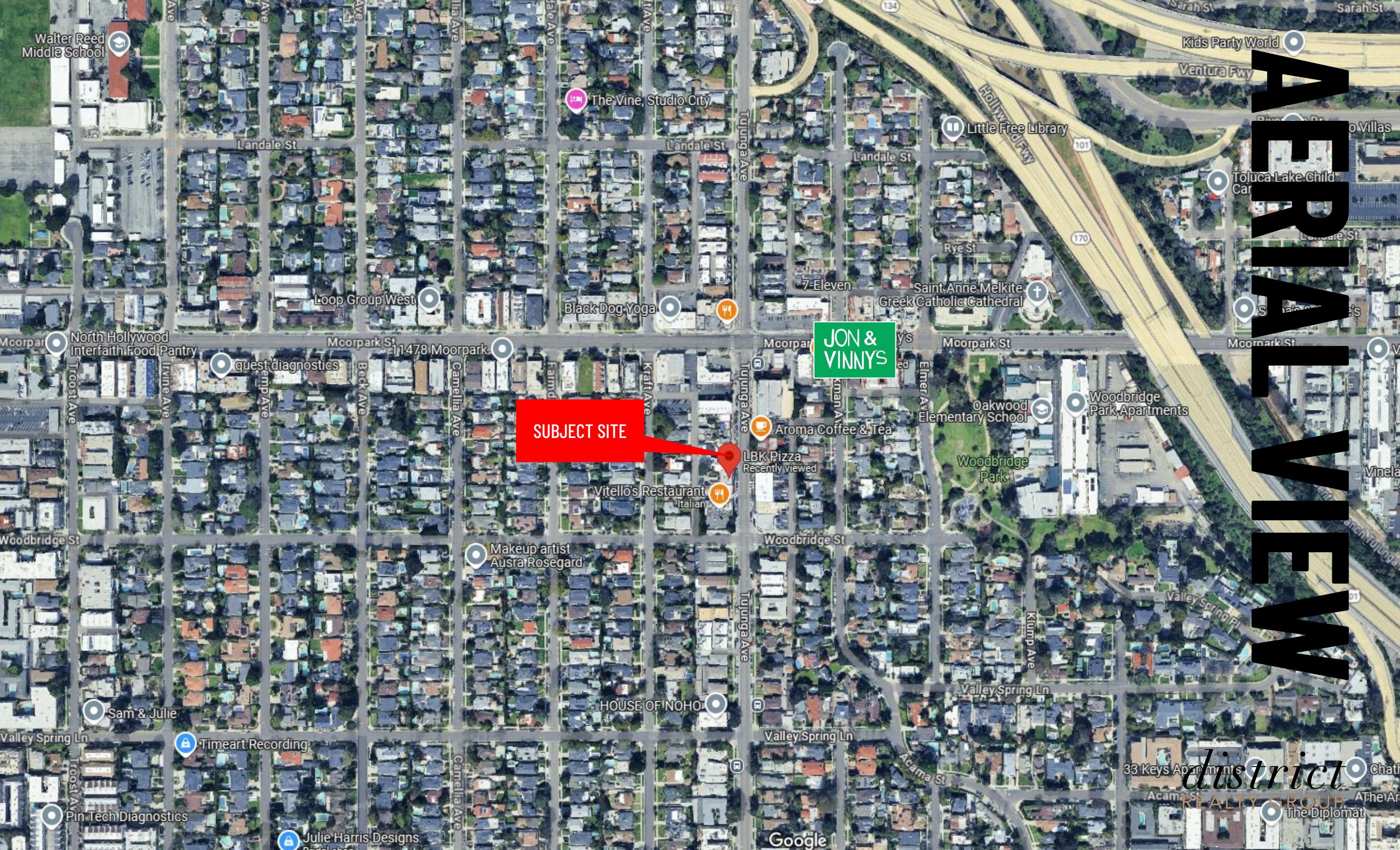
An aerial photograph of a residential neighborhood. The image shows several houses, streets with street signs like 'Laudie St' and 'Park St', and a railway line with tracks. The area appears to be a mix of urban and suburban development.

A collage of images featuring a city skyline, a beach, and a couple in a romantic setting, overlaid with the text 'district REALTY GROUP' and 'The Diplomat'.

Google

SUBJECT SITE

JON &
VINNYS





district
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