

LONG BEACH CLUB 2AM LIQUOR & LIVE ENTERTAINMENT TURN KEY EQUIPPED FOR SALE

PREMISES: 10,000'

Monthly Rent: \$15,900 per mo. + NNN

Lease Term: 7 yrs. plus negotiated option

Parking: Public Parking and Valet.

LICENSES: Type 47 2am Liquor License + Live Entertainment

PRICE: \$595,000 - all cash

Comments: 3 separate rooms/ dance floors with 3 full sound systems. 2 stages. 3 full bars. Ability to use 3 separate entrances allowing for 3 separate promotions/private parties, etc. Vip bottle service areas. Separate dining area. 3 separate patios including one for outdoor dining. Entertainment permits for live entertainment and dancing, cover charge, djs.

The above information we deem reliable but is not Guaranteed



**IRA SPILKY
& ASSOCIATES**

Ira Spilky
EXCLUSIVE RESTAURANT REAL ESTATE BROKER
16130 Ventura Blvd. Suite 512
Encino CA 91436
Phone: 310-558-3241 Fax: 818-905-3959

Corporate Website: ira@iraspilky.com

Restaurant Inventory Website :
www.Prime-Restaurant-Locations.com

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