

# SANTA MONICA

## Profitable Italian Restaurant For Sale

# \$1,495,000

- Premises: 3500 sq. ft. – 120 person capacity
- Lease: \$4.45/ft. Gross – 10 yr. lease
- Price: Includes, lease, furniture, fixtures, and Equipment, & BOTH Type 47 and 41 ABC licenses.
- Parking: Ample Plus Valet
- GOODWILL Net Profit \$250,000 per year.
- Comments: Exceptional Opportunity – Estab. 22yrs.



**Ira Spilky**

**EXCLUSIVE RESTAURANT REAL ESTATE BROKER**

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