

# Hillcrest Bar & Restaurant w/ Grandfathered Type 47 | 2,000 SF

FOR SALE



- ✓ Phenomenal opportunity to snag a turnkey restaurant & bar, ideally situated on Hillcrest's main drag - University Avenue
- ✓ Highly desirable, grandfathered Type 47 Liquor License, with entertainment & open to 2:00am
- ✓ Recently renovated and in great condition
- ✓ Incredible signage visibility on always busy University Avenue
- ✓ Rare onsite parking and easily accessible off the 163 Fwy
- ✓ An abundance of foot traffic with the Hillcrest Farmer's Market and Pride Flag landmark steps away

<b>PRICE:</b>	\$275,000 OBO
<b>LOCATION:</b>	Hillcrest
<b>REASON FOR SELLING:</b>	Consolidating Assets
<b>DEAL STRUCTURE:</b>	Cash
<b>SIZE:</b>	Approx 2,000 SF + 2,000 Patio
<b>LEASE TERM:</b>	New Lease
<b>ABC LICENSE:</b>	Type 47 - no conditions
<b>PARKING:</b>	Parking Lot



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