

FOR SALE

Profitable Oceanside Landmark Restaurant

5,200 SF

PRICE:	\$639,000
LOCATION:	Oceanside
REASON FOR SELLING:	Other Ventures
DEAL STRUCTURE:	Cash
SIZE:	5,200 SF
RENT:	\$17,560/mo w/ CPI Increases Every 2 Years
LEASE TERM:	18 Years Including Options
ABC LICENSES:	Type 47 & Type 58
GROSS 2022 SALES:	\$3,000,000

*Stock Photo - Actual photos and address provided upon NDA

- Unique opportunity to purchase an Oceanside landmark restaurant with sale of real estate optional for well-qualified buyers
- Equipped with a fully fixtured kitchen with 3 walk-in coolers & a 200 gallon grease trap
- Type 58 license available to offer catering services ranging from formal to down-home western BBQ on an old fashioned buckboard wagon
- Restaurant is equipped with full bar and a Type 47 full liquor license available to transfer
- Strongly managed restaurant with leadership and staff who is likely to remain with new ownership
- Consistently profitable with a tremendous increase in revenue that started at the end of 2021



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