

740 S Western Avenue, Unit 115  
Los Angeles, CA 90005

BUSINESS OPPORTUNITY:  
DEHLI BITES

FOR  
SALE



**PLEASE DO NOT DISTURB TENANT**



**JOHN MOUDAKIS**  
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# 740 S Western Avenue, Unit 115, Los Angeles, CA 90005

**SIZE:** Approximately 1,200 square feet

**ASKING PRICE:** \$ 119,000

**CURRENT RENT:** \$3,700 per month, NNN (\$1,000 per month)

**CURRENT LEASE:** 9 years with potential for ten year lease with renewal options

**PARKING:** Parking lot

**AVAILABLE:** Immediately

- Korea Town restaurant with full kitchen plus beer and wine license
- Hip and modern with recent improvements including – new paint, furniture, lighting, taps and crockery plus four (4) new big screen televisions
- Potential for karaoke, sports bar
- Huge parking lot
- Location is close to Downtown, Beverly Hills, UCLA and West Hollywood



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PROPERTY PHOTOS



www.parcommercial.com

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