

## RESTAURANT & BAR FOR SALE

A REAL GEM ON OJAI AVE.



334 E. Ojai Avenue, Suite A | Ojai, CA 93023

### FRESH NEW PRICING!

**SIZE:** APPROX. 935 SF. INTERIOR + 1,000 SF PATIO

**LEASE:** FIRST TERM EXPIRES 8/31/32  
TWO RENEWABLE 5 YEAR OPTIONS WITH FIXED RATES

**RENT:** \$6,884/mo; 3% ANNUAL INCREASES

**NNN:** APPROX \$1,675/mo

**ABC:** 47—NO RESTRICTIONS

### NOW OFFERED AT: \$325,000—MOTIVATED SELLER

- ASSET SALE--FULLY EQUIPPED FIRST GEN IN EXCELLENT TURN-KEY CONDITION
- NO % CLAUSE IN LEASE
- PERSONAL GUARANTY NEGOTIABLE
- NEWLY UPGRADED HVAC, PLUMBING AND ELECTRICAL SYSTEMS
- ADJACENT PUBLIC LOTS
- PRIME LOCATION IN CENTRAL BUSINESS DISTRICT AMIDST OTHER COMPATIBLE RESTAURANTS, RETAIL, THE NEWLY OPENED EL ROBLAR HOTEL AND FAMED LIBBEY BOWL

COME BE PART OF OJAI'S BURGEONING CULINARY SCENE, CURRENTLY ENVIED THROUGHOUT THE COUNTRY. THIS SPACE LENDS ITSELF TO CREATIVE CHEFS AND ENTREPRENEURS EAGER TO MAKE A MARK WITH A LOW BARRIER TO ENTRY. HARD TO FIND PRIME AAA LOCATION THAT'S TURN-KEY AS WELL.

**COME AND GET IT NOW AND SWING INTO SUMMER WHEN YOU CAN REALLY MAKE YOUR SPLASH... IT DOESN'T GET MUCH BETTER THAN THIS.**



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