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This restaurant is laid out perfectly for a breakfast and lunch or full dinner restaurant, maybe even a sports bar as it used to be a Lyon's. It is very spacious in front and back, it is fully turn-key and ready to go for the new owner. Rent is attractive and it is close to the freeway at Watt Ave. & Hwy 50. Must see to appreciate.

### *Restaurant - Turn Key Priced to Sell*



### *Recast Earnings*

*(Not Verified By Business Team)*

### *Financial Data Not Available*

### *Operations*

<i>Number of Employees</i>	<i>Full Time</i>	<i>Part Time</i>	<i>Licenses Required</i>
<i>Non-Owners</i>	0	0	
<i>Owners</i>	0	0	
<i>Hours of Operation</i>			

### *Price/Terms*

### *Lease*

<i>Asking Price</i>	\$40,000	<i>Monthly Rent Including NNN</i>	\$6,577
<i>Down Payment</i>	\$40,000	<i>Expires</i>	5/2020
<i>Inventory (included)</i>	\$0	<i>Option</i>	For 5 years
		<i>Size (sq.ft.)</i>	4863
<i>Real Property Available</i>	No	<i>New Lease Available</i>	Yes

### *Miscellaneous*

<i>Type of Organization</i>	-	<i>Training</i>	0 Weeks0 Hours
<i>Reason for Sale</i>	Closed Business		

*Disclaimer: The information provided herein is compiled from information provided by the seller(s). Business Team (CA BRE 01160661) makes no representation as to its accuracy or reliability. Prospective buyer(s) should rely upon their own verification and that of their financial advisors with respect to this information.*