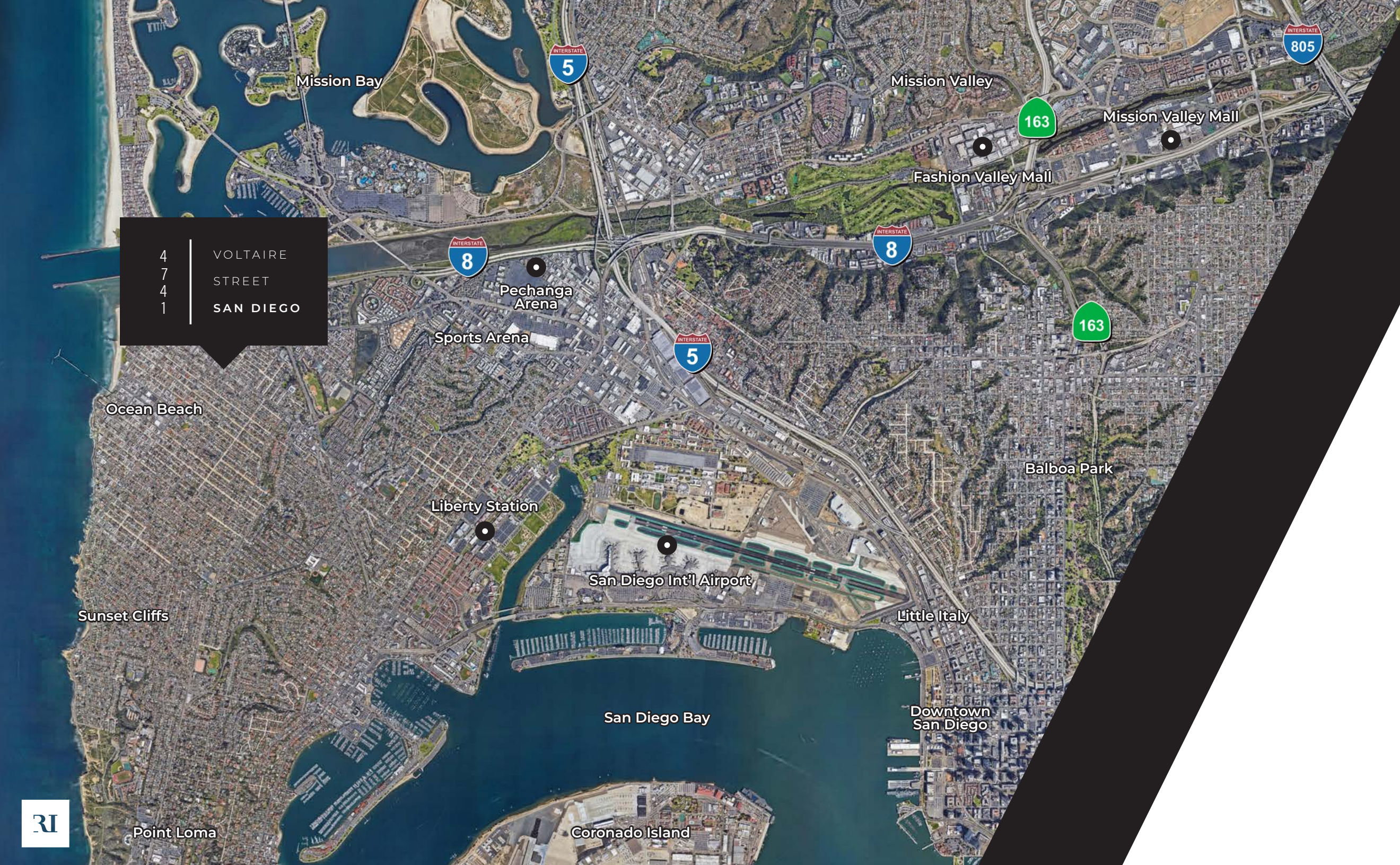


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VOLTAIRE STREET, SAN DIEGO

| TURNKEY FULLY FIXTURIZED RESTAURANT BUILDING





4741
VOLTAIRE
STREET
SAN DIEGO

Offering Summary

Street Address	4741 Voltaire Street, San Diego, CA
Price	\$2,000,000
Building Square Feet	2,410 sf
Rear Outdoor Patio Seating	380 sf
Roof Deck Size	714 sf total; 270 sf usable for seating, capacity of 19 people
Lot Size	4,599 sf
APN #	448-421-08
Zoning	Ocean Beach Community Planning Commercial CC-4-2 Includes the Coastal Overlay & Airport Approach Overlay Zone
Parking	Includes 4 spaces that enter off the alley
Year Constructed	This building was extensively remodeled in 2016 to meet the then current codes for operation as a restaurant.
Kitchen Design	George Orness



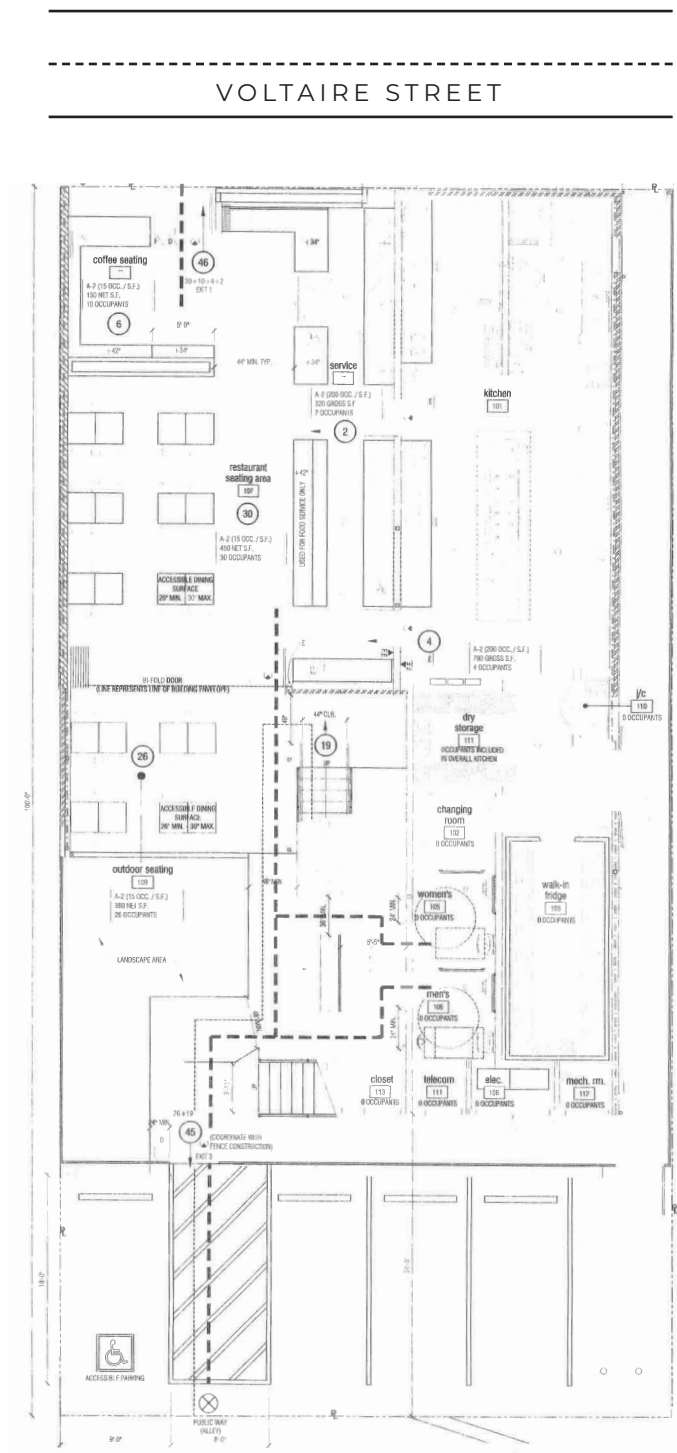
Highlights

- Very rare ability to buy a like-new restaurant building
- Fully fixturized kitchen that includes all equipment
- Front of house restaurant includes the furniture and fixtures
- Bi-fold stackable storefront windows for indoor-outdoor feel
- Sizable walk-in refrigerator
- Possibility to transfer an existing Type 41 Beer & Wine License

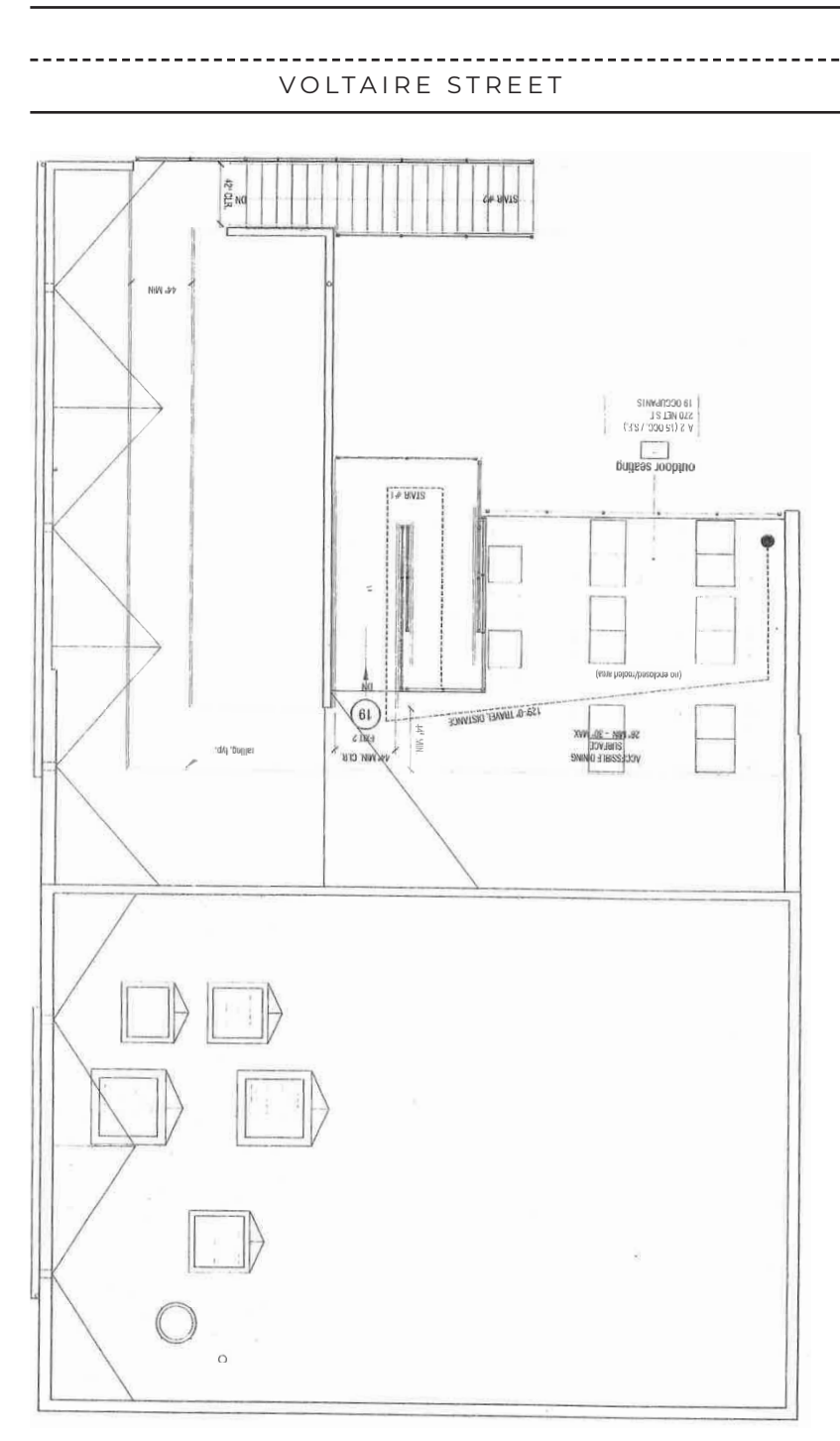




1ST FLOOR



2ND FLOOR







4
7
4
1

VOLTAIRE
STREET
SAN DIEGO

HappyCow

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