

AVAILABLE

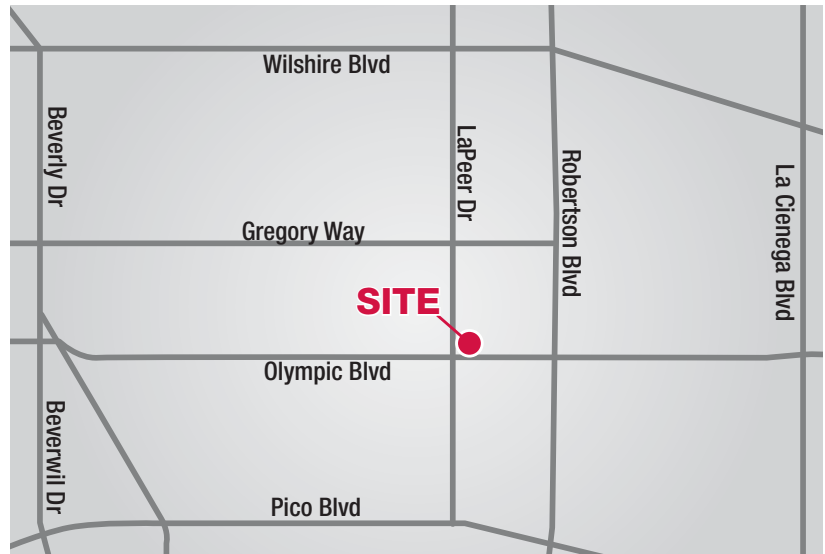
## NEC Olympic Blvd. & LaPeer Dr. (Signalized Corner)

8925 W. Olympic Blvd. ■ Beverly Hills, California



### Highlights:

- Existing Restaurant 2,255 SF Plus Approximately 900 SF Patio
- Great Upgrade Potential - Added Value Opportunity
- **Land:** 12,284 SF (102.4' x 120')
- Future Development Potential, Zoning BHC3
- **Surface Parking:** 15 Spaces (Valet can Accommodate More)
- **List Price: \$5,300,000**  
**\*\*Owner is Committed to Sell, will Consider Realistic Offers\*\***
- Call for Appointment to Tour



No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals. Cooperating brokers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein.

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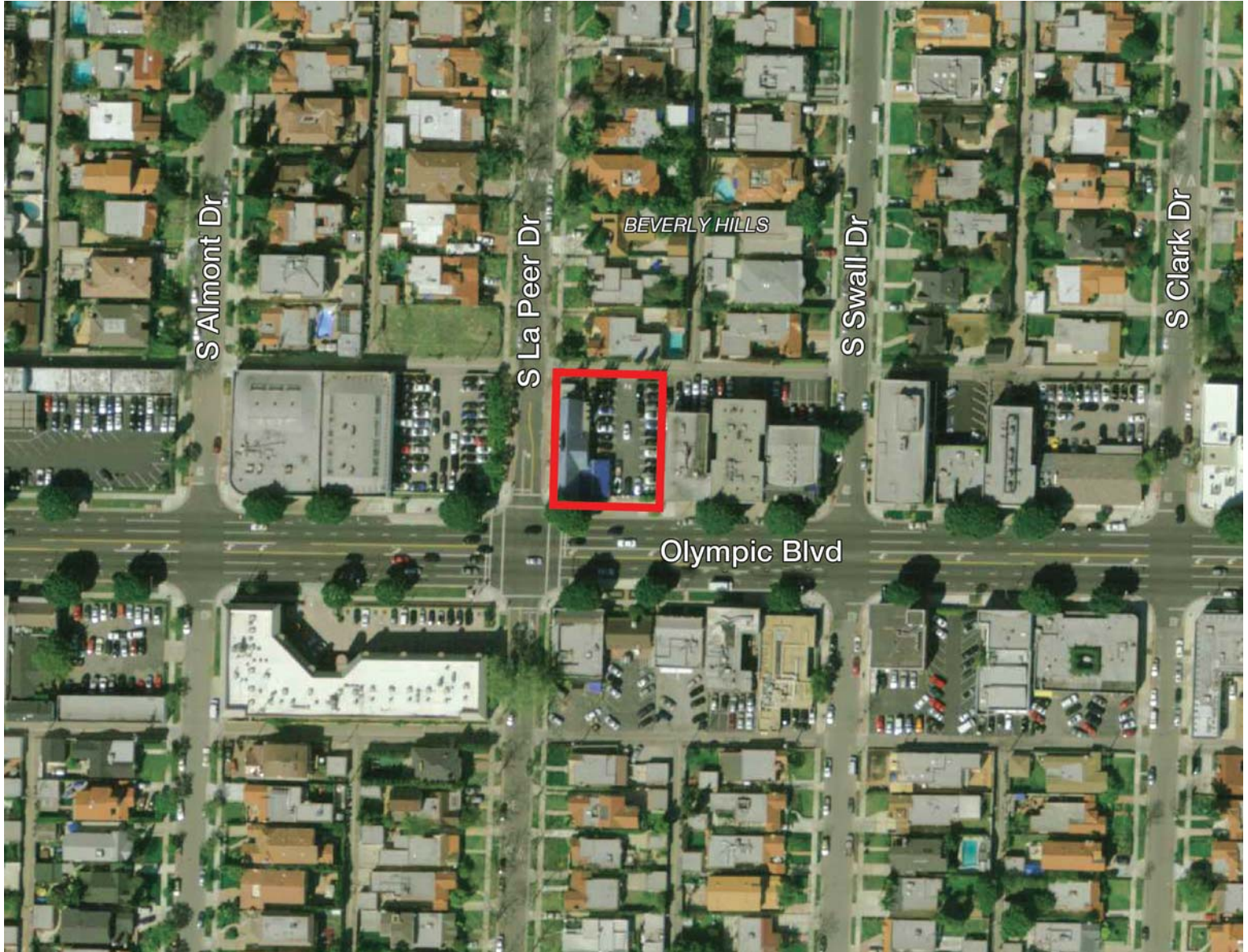
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Aerial



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