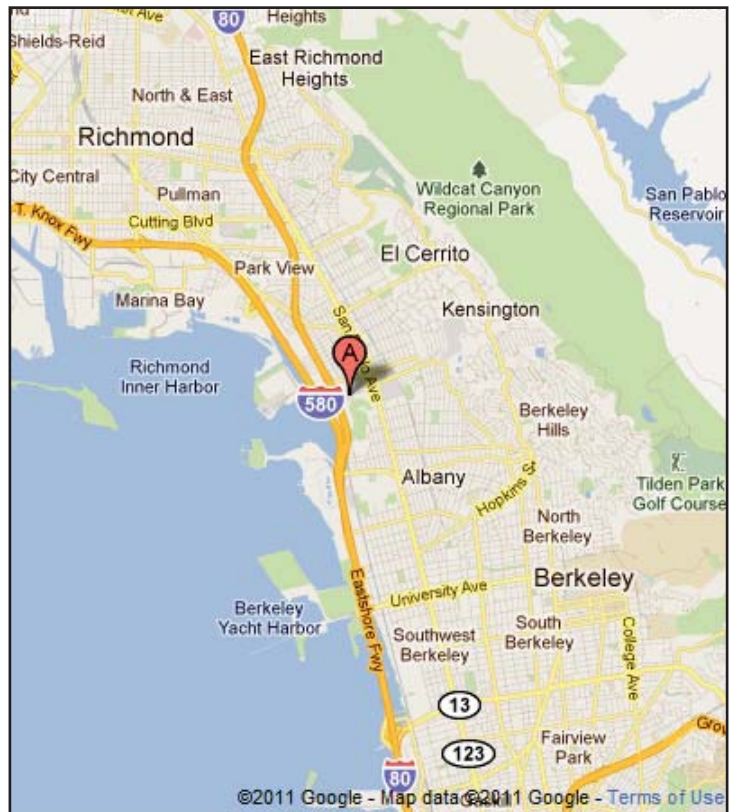
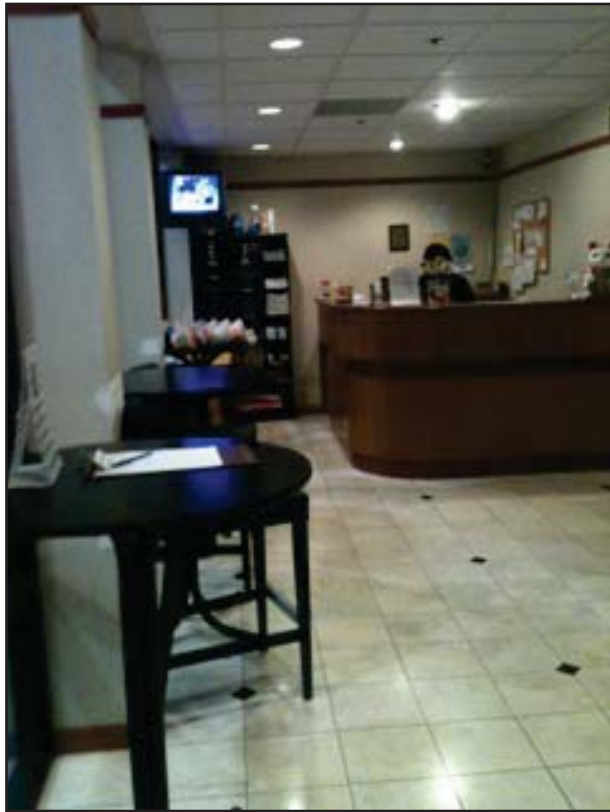


# FOR SALE - Business Opportunity

## ESTABLISHED KARAOKE STUDIO

Located inside the Pacific East Mall, in the City of Richmond, CA



### DESCRIPTION

- Established well-known studio: MUSIC TUNNEL KTV ([www.musicunnelktv.com](http://www.musicunnelktv.com))
- In current location since 1999
- Upscale facility, no comparable competition nearby with the exception of going into San Francisco
- Popular spot with College students

**For more information, please contact:**

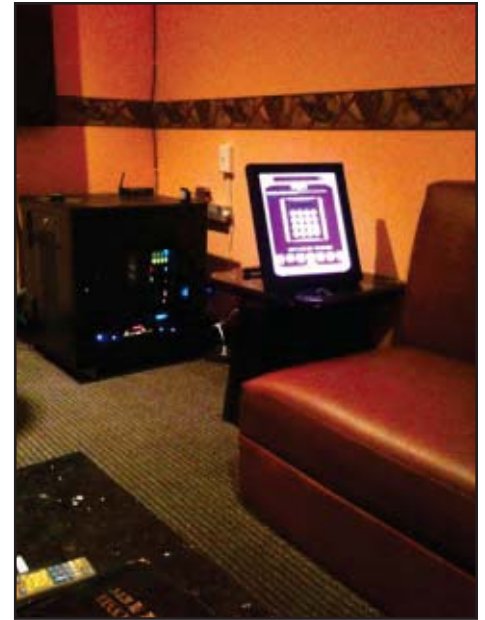
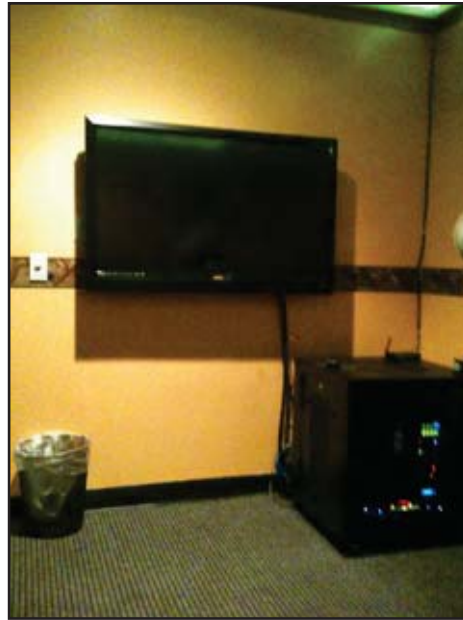
**John & Jackie Luk**  
(408) 930.3699  
DRE#00955306

**Simone Wang**  
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## HIGHLIGHTS

- 2-story operation, totaling 5,000 SF, but paying rent on 2,500 SF until 2019
- Inviting lobby, with 17 rentable rooms
- Small kitchen/food prep room with sink, ice maker, refrigerator, no vent hood, a manager's office, restrooms
- Well maintained facility with fairly new carpet, paint, furniture, LED lighting in rooms, touch screen song selection, speakers, TVs, audio equipment, new songs
- No liquor, serving coffee/tea drinks
- Tenant currently exercising the option of the lease, ending November 30, 2019
- Current rent payment is about \$11,238.00 which most likely includes NNN
- Average monthly gross sales is about \$40,000.00
- Does not include trade name
- Asking price of \$450,000 (includes all equipment and furniture)

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