

Best Of Long Island Italian Restaurant

**170 Seats – Large Bar – 50' Frontage
Divisible Party Room for 50 Guests**



4,800 SF Restaurant + 1,000 SF Office & Storage

**Please Be Discreet
Do Not Speak to
Anyone On Premises**

Business for Sale

Qualified Buyers

Call for Inspection & Pricing

Lease \$18,000/Mo inc RE Tax & CAM

Prominent Location in Active Strip Center

High Traffic Count on Major Nassau Road

**NET of \$700,000 per Year
inclusive of Owners Salary & Benefits**

For Private Showing Call:

Paul G. W. Fetscher CCIM CRX CLS

Great American Brokerage

(516) 889-7200 Paul@RestaurantExpert.com

www.RestaurantExpert.com

Licensed Real Estate Broker



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