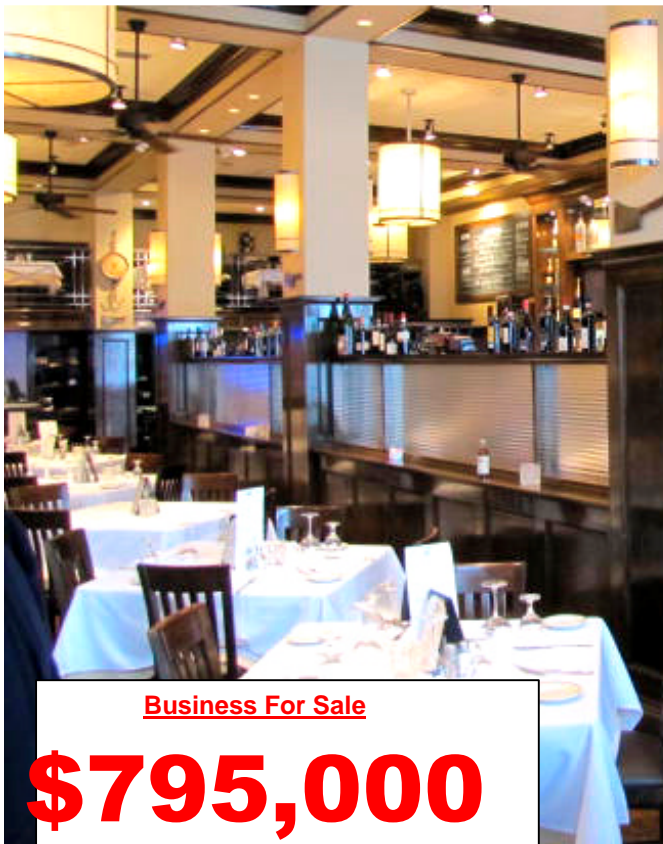




# South Shore Elegance

Long Term Lease - \$11,000 Rent  
3% escalation + RE Tax Increases  
**Proven High Volume History**



Business For Sale  
**\$795,000**  
With Terms for Qualified Buyer



Strong Neighborhood – **LIRR Station**



Good Road Access  
High Income Area  
First Class Service  
Excellent Buildout  
Beautiful Space  
Delicious Food  
Great Reviews

For Private Showing Call:  
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