

# Thoroughly Modern Bistro

**80 Seats + Bar + Sidewalk Café Dining + Basement**  
Completely Remodeled in 2021 – Open Storefront  
One of the Top Queens Neighborhoods – Near Parkways

For Private Showing Call:

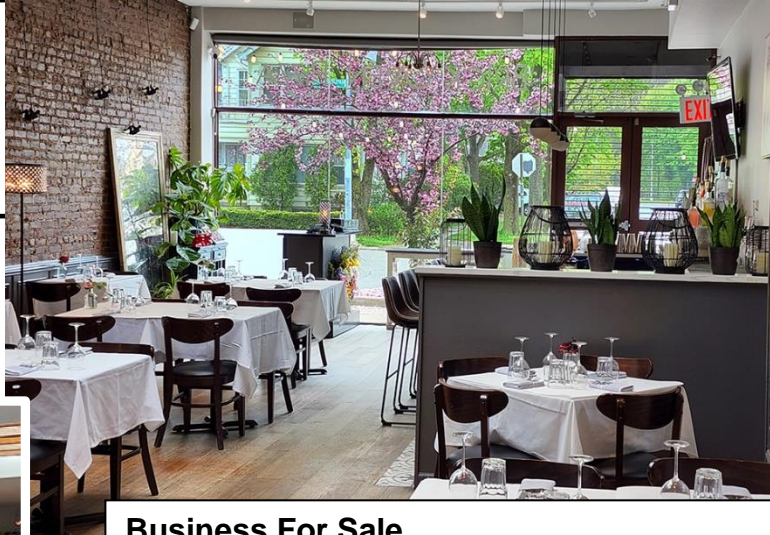
Paul G. W. Fetscher CCIM, SCLS

**Great American Brokerage**

(516) 889-7200 [Paul@RestaurantExpert.com](mailto:Paul@RestaurantExpert.com)

[www.RestaurantExpert.com](http://www.RestaurantExpert.com)

Pre-Covid Sales Near  
\$3,000,000/A



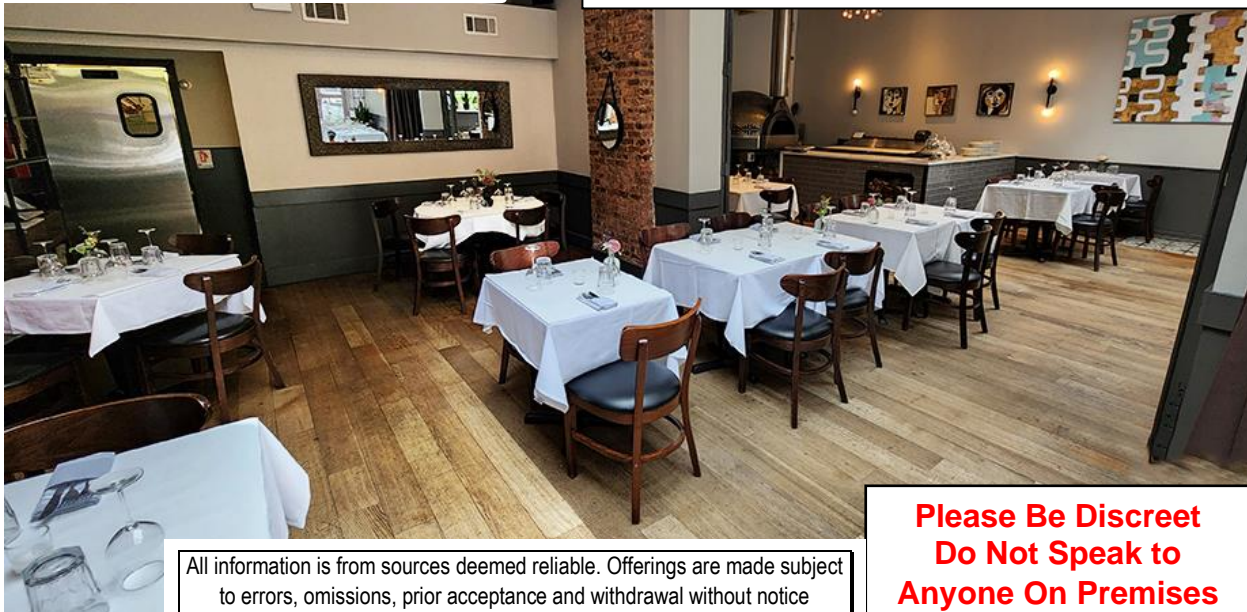
Business For Sale

**\$495,000**

Rent \$12,000 per month Net

OR Purchase Business AND Real Estate

**\$1,995,000**



All information is from sources deemed reliable. Offerings are made subject to errors, omissions, prior acceptance and withdrawal without notice

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

