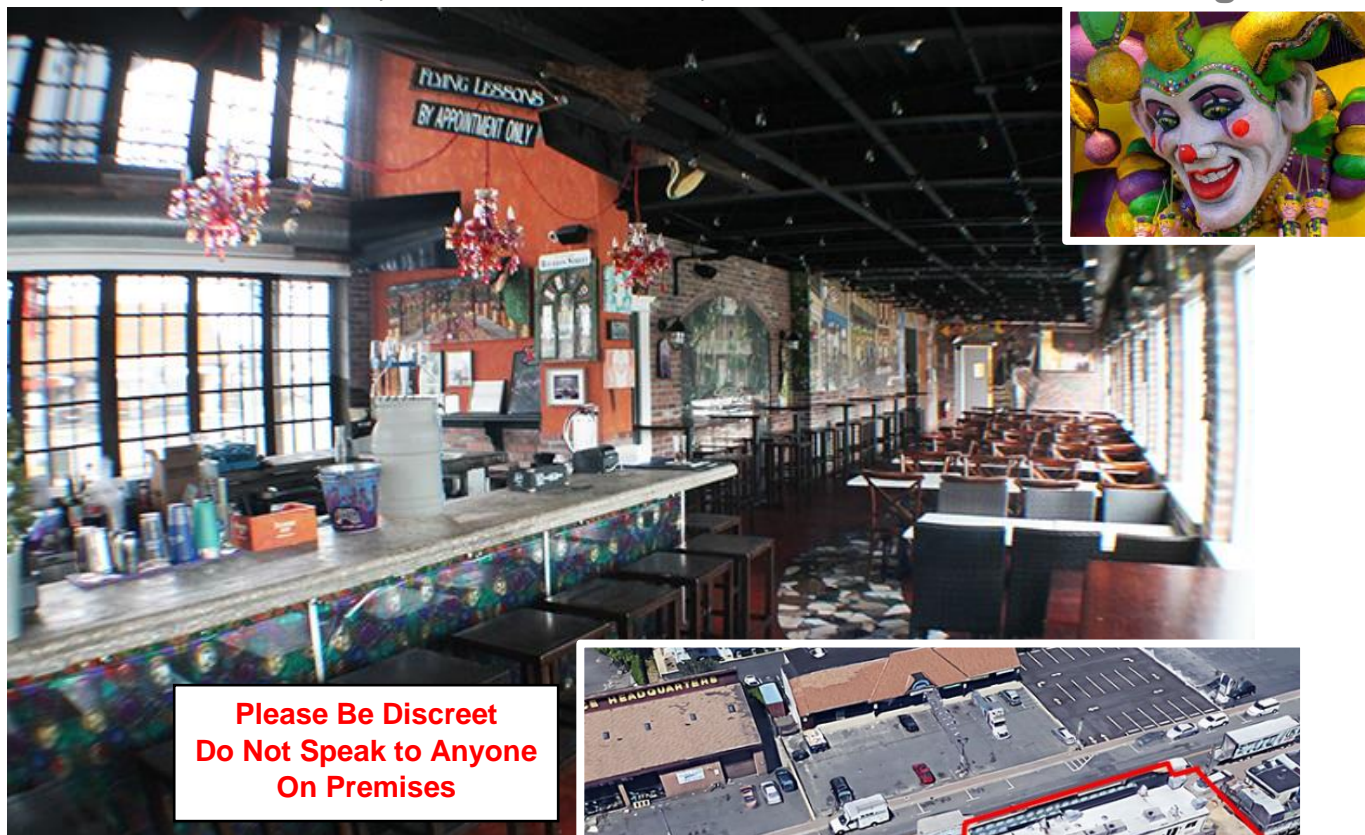
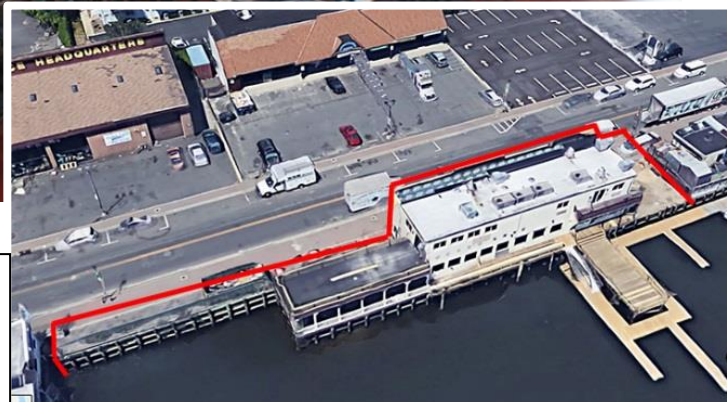


# Waterfront Ragin Cajun Restaurant

Over 6,000 SF of Bar & Dining Space – Plus Docks  
More Than \$1,200,000 Invested – **Enjoyed Sales of \$1,400,000**  
15 Year Lease - \$9,000/month + \$2,000 for Additional Parking



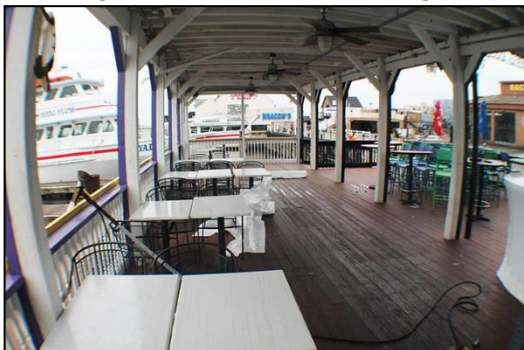
**Please Be Discreet  
Do Not Speak to Anyone  
On Premises**



Great South Shore Location

**For Private Showing Call:**  
**Paul G. W. Fetscher CCIM, SCLS**  
**Great American Brokerage**  
(516) 889-7200 Fax (516) 889-5113  
[Paul@RestaurantExpert.com](mailto:Paul@RestaurantExpert.com)  
[www.RestaurantExpert.com](http://www.RestaurantExpert.com)

Large Outdoor Dining Deck



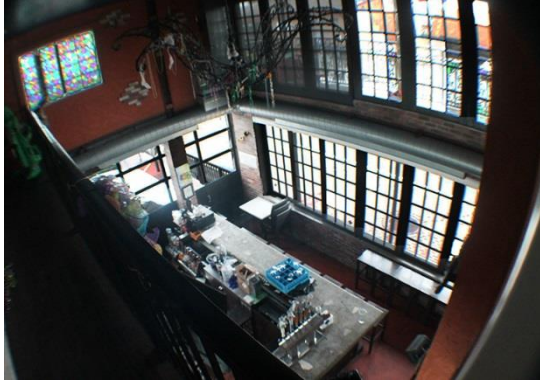
**Multiple Possible Opportunities**

- Buy a 50% Partnership Interest  
**\$195,000**
- Buy the Entire Business  
**\$495,000**
- Buy the Business & Real Estate  
**\$1,500,000**

Business and Real Estate Are Owned by Different Parties



# Waterfront Ragin Cajun Restaurant



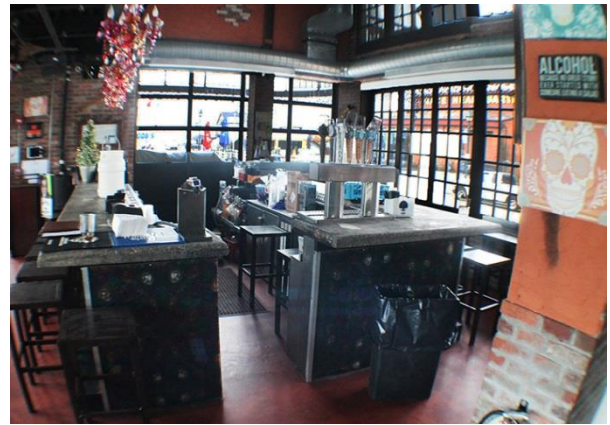
**Balcony Area**



**Upper Dining Deck**



**Boat Slips**



**Indoor and Outdoor Bars**

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

**Well Equipped Spotless Kitchen**

