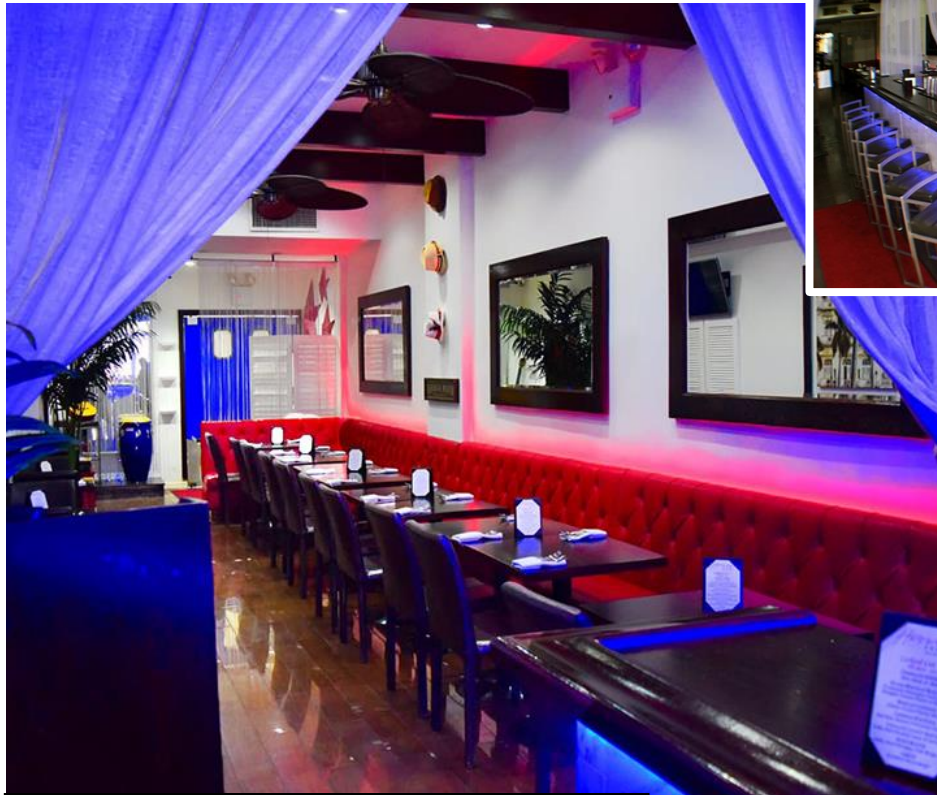


**Any and All Offers Considered**

# Hell's Kitchen's Kitchen

**Prominent Avenue Location – 30 Seats + Bar + Outdoor Café**  
10 year Lease Term - Rent Just **\$10,500/month** - Proven **Sales \$1,200,000**  
**Lunch – Dinner – Brunch – Full Liquor**



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

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

**Attractive Design  
Busy Street Location**

**Business for Sale**     **Reduced ~~\$395,000~~**

**\$295,000**

With Terms for Qualified Buyer



**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)