

Immaculate Manhattan Steakhouse

\$4,000,000 invested in this 138 Seat Restaurant
Long Term Lease at \$34,000/Mo inclusive of RE Taxes



Please Be Discreet DO NOT speak to anyone on premises

Ground floor – 2,000 SF; 24' Bar + 10 Dining Deuces
Rear Room – Fireplace, Wine Wall, 40 dining seats
Second Floor – 60 dining seats + large front windows
Private Dining room for up to 20
Lower Level, Storage, Prep and Kitchen Line.



Opportunity for Joint Venture for the Right Partner

Must see to appreciate the details



For Private Showing Call:

Paul G. W. Fetscher CCIM, SCLS

Great American Brokerage

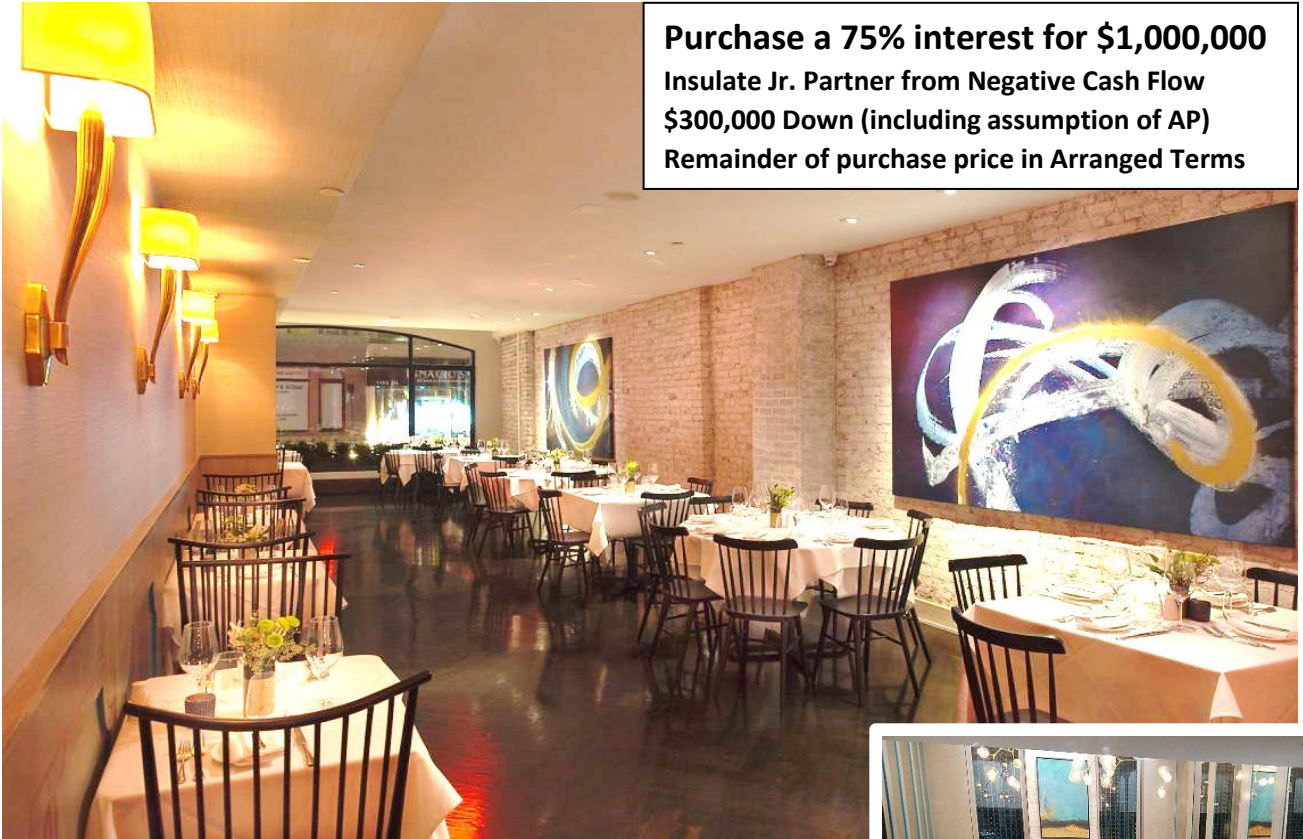
(516) 889-7200 GtAmerican@aol.com

www.RestaurantExpert.com

Licensed Real Estate Broker

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

Purchase a 75% interest for \$1,000,000
Insulate Jr. Partner from Negative Cash Flow
\$300,000 Down (including assumption of AP)
Remainder of purchase price in Arranged Terms



Beautiful Design with Attention to Every Detail

