

# Long Island Sound Mediterranean

**Waterfront Location in a Year Round Bedroom Community**  
Directly Opposite Public Long Island Sound Beach with Unlimited Parking



**Approximately 2,500 SF Space – Rent Just \$4,500/Month = \$21.60/SF**



Assets for Sale

# \$195,000

With Terms for Qualified Buyer

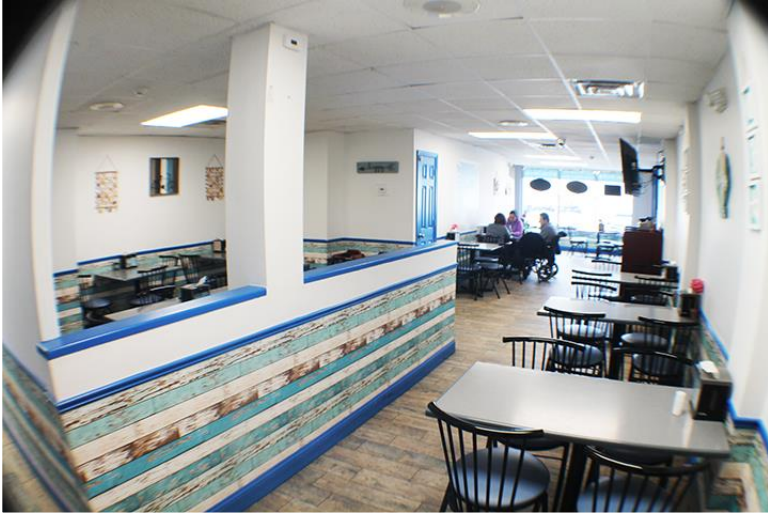
For Private Showing Call:

**Paul G. W. Fetscher CCIM, SCLS**  
**Great American Brokerage**

(516) 889-7200 [GtAmerican@aol.com](mailto:GtAmerican@aol.com)

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





60 Seats in the Two Rooms  
Side Room with Party Area



**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

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