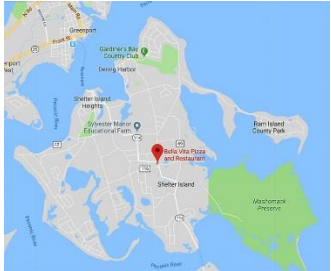


# Shelter Island – Year Round Pizzeria

Only Pizzeria on the Island – Only Restaurant with Delivery  
Free Standing **2,800 SF** Building in the Heart of Shelter Island



Shelter Island has thousands of year-round residents. In summertime, thousands more enjoy the serenity.

**Rent \$3,800 /Month**

Business for Sale

**\$150,000**

With Terms for Qualified Buyer

Indoor and Outdoor Dining Areas  
Located at the Center of the Island

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)

Licensed Real Estate Broker



**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