

WESTCHESTER VILLAGE DOWNTOWN



160 Seats + Large Bar

4,500 SF + 75' Patio

Near Metro North Station

Oversized Parking Field Available
Evenings & Weekends

4 Yr Lease + 10 Yr Option

Proven Sales of **\$1,700,000/A**

Rich Americana Atmosphere



Business for Sale

\$495,000

Rent \$7.600/Mo Inc RE Tax Increases

Two Back
Rooms for
Parties or
Dining



For Private Showing Call:
Paul G. W. Fetscher CCIM, SCLS
Great American Brokerage

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**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