

# 2,250 SF – Ale House

**New Gut Rehab of Historic Structure**

**Full Basement for Beer Box & Storage**



*This Newly Built Space can be liquor permitted for the sale of Beer, Ales, Porters, Wines, Mead, Hard Cider, Spiked Seltzer and Kombucha along with other non-distilled beverages.*

*A recently Expanded Kitchen Area Increases Food Production Capacity*

**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)

**New Long Term Lease - \$5,000/Month**

*Includes Base Real Estate Taxes*

**Large Parking Lot**





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**Owner will Build to Suit or Discount if Tenant Finishes Out the Space.**

*Basement Suitable for Walk-Ins  
and Dry Storage*

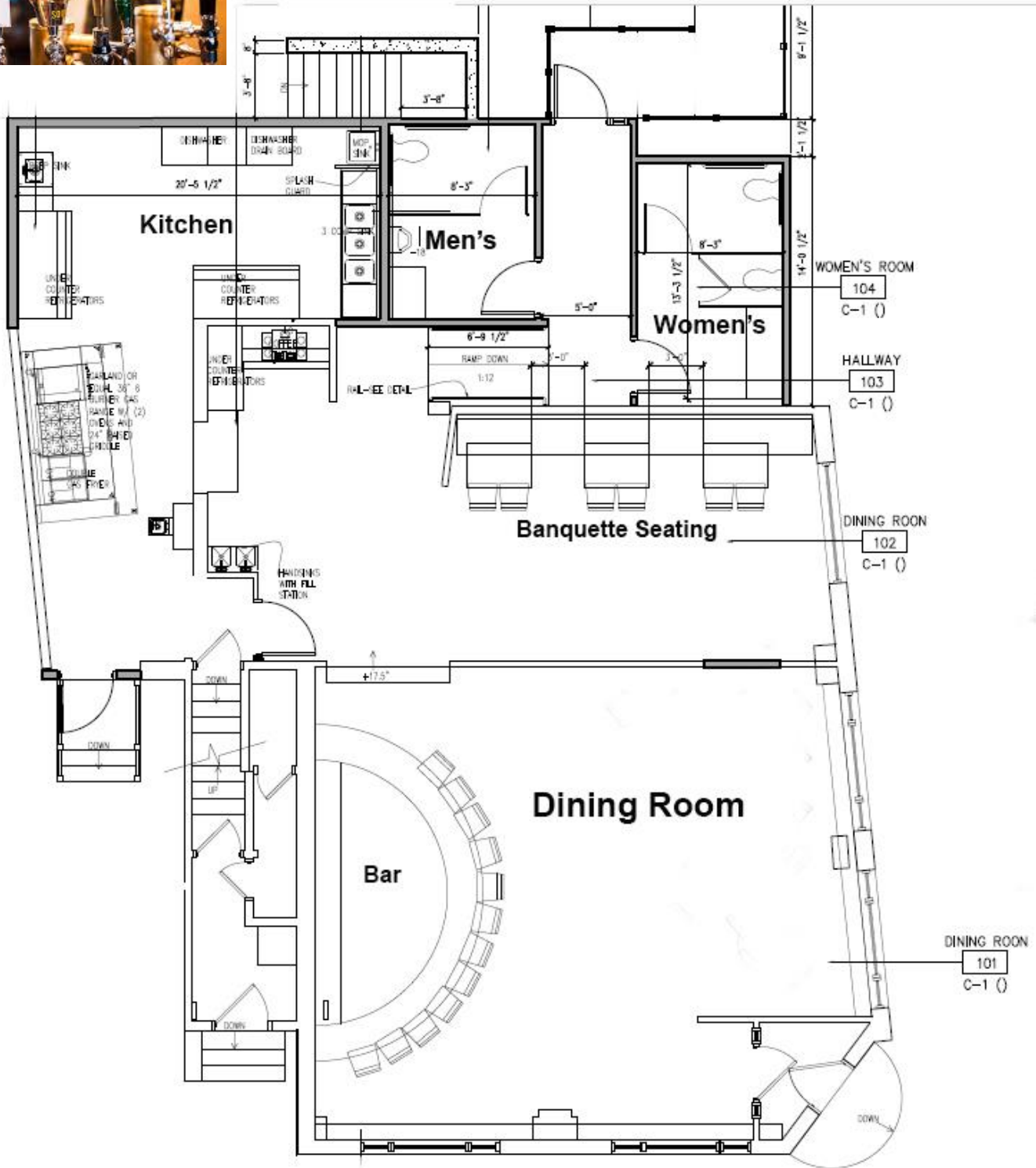


*Ground Floor with Windows on 3 sides*





200' North of Hempstead Turnpike



30 New Hyde Park Road, Franklin Square, NY

**Proposed Layout Plan**

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