Bay Shore Beauty

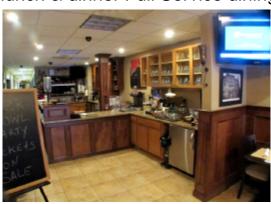


Rich and Attractive Buildout with full kitchen

70 Seats – 2,400+ SF + Bsmt Can Be expanded to 3,20<u>0 SF</u>

Cozy Downtown café in Busy Downtown Bay Shore

Two Dining Rooms are suitable for either Counter Service or lunch & dinner Full Service dining





Plenty of Municipal Parking

Business For Sale

\$199,000

With terms for Qualified Buyer

10 Year Lease - 3%/A increases

4,600/Mo + RE Tax

For Private Showing Call:

Paul G. W. Fetscher CCIM, SCLS

Great American Brokerage
(516) 889-7200 GtAmerican@aol.com

Spacious Party Room

