

Best Beauty in the Bronx

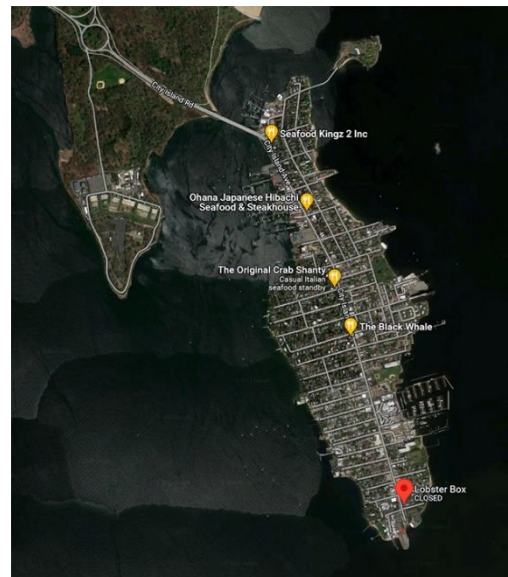
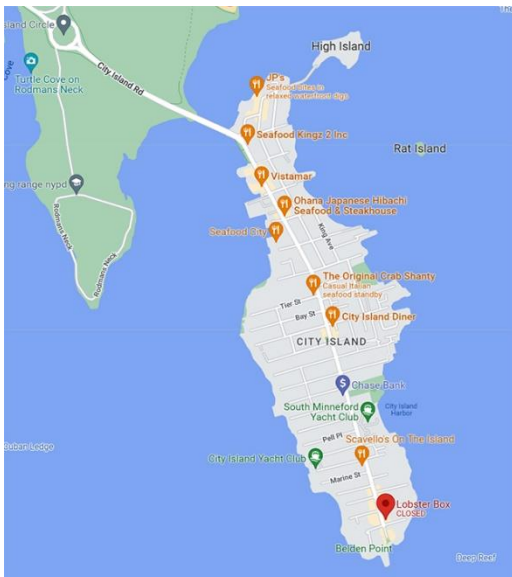


34 City Island Avenue
City Island, Bronx, NY 10464



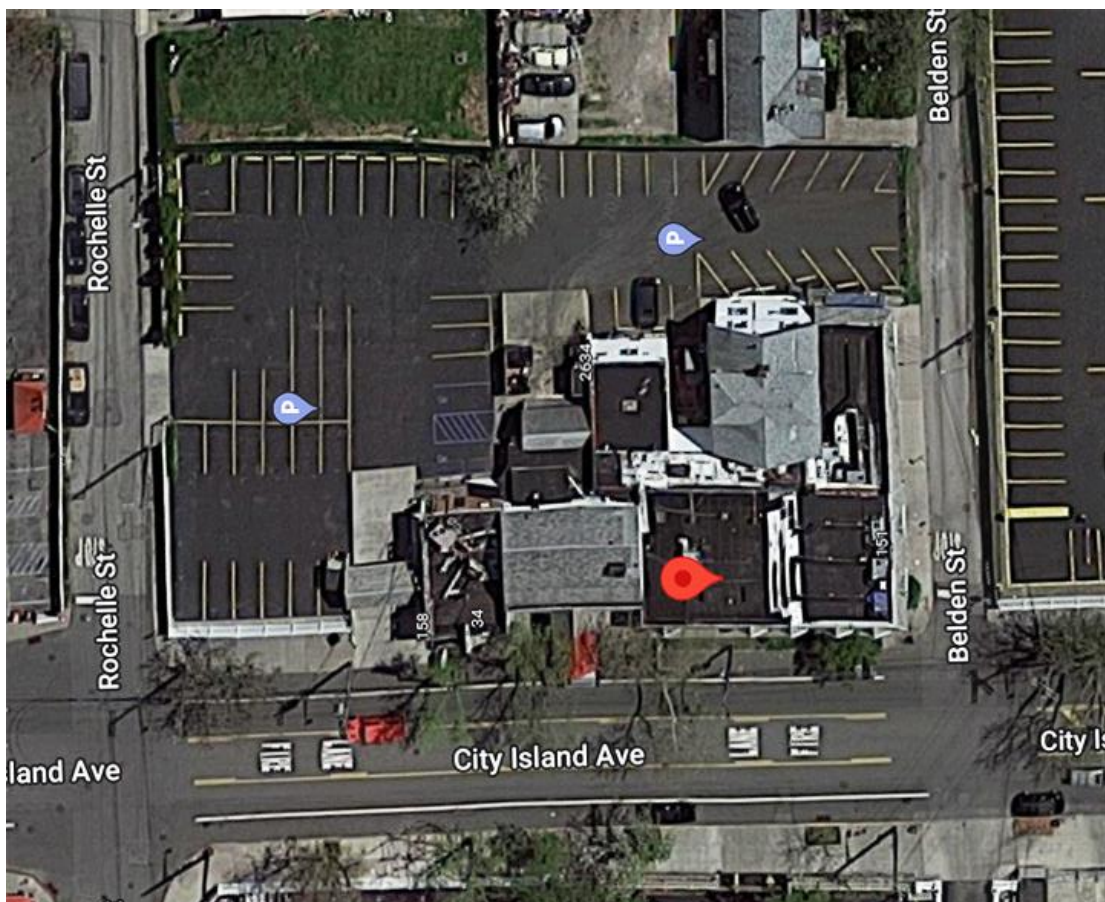
Capacity of 300+

10,000 SF Fully Equipped Restaurant
Plus Apartments & Parking Lot
Available for Long Term Lease



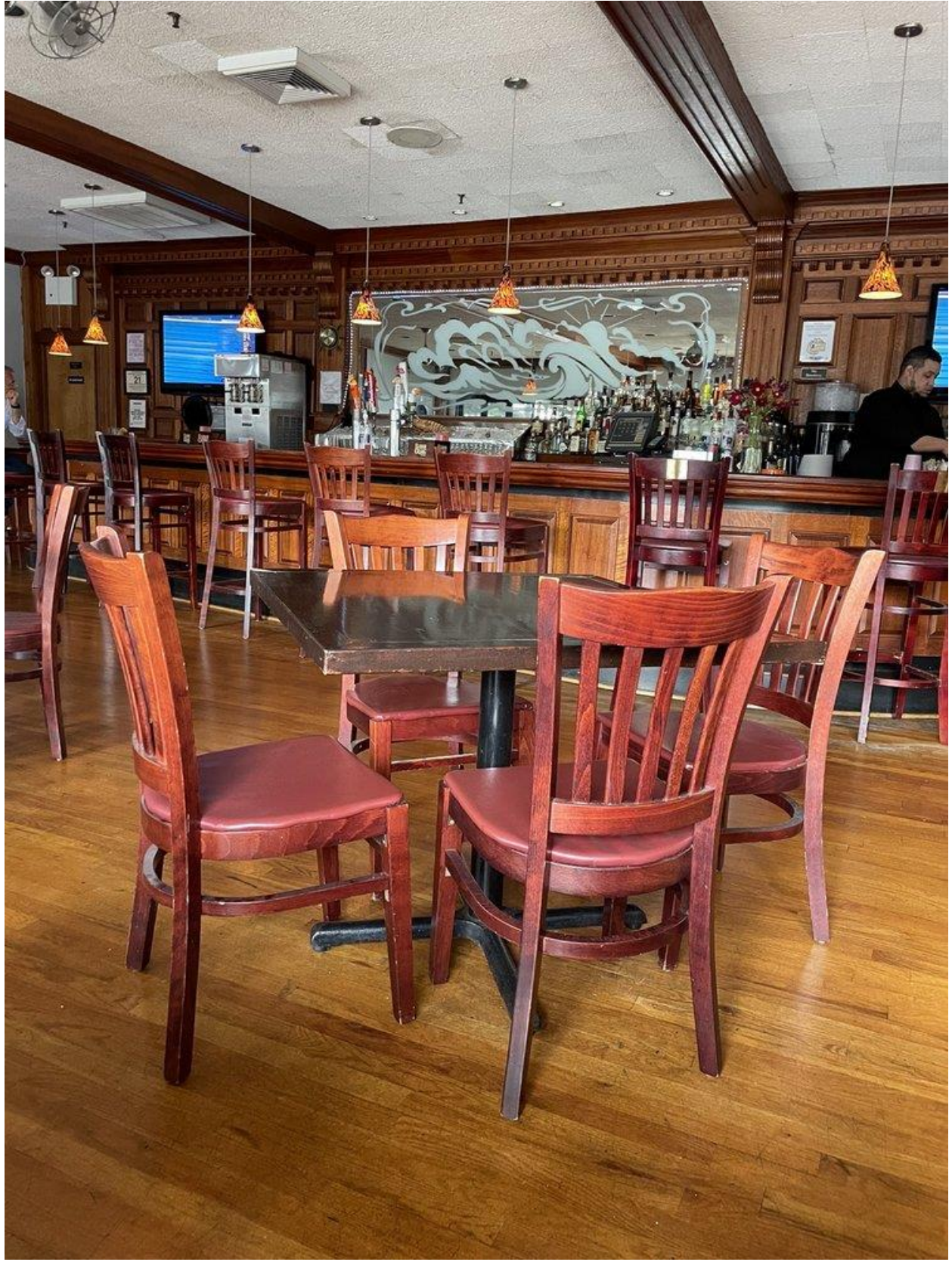
City Island is a neighborhood in the northeastern Bronx in New York City, located on an island of the same name approximately 1.5 miles (2.4 km) long^[3] by 0.5 miles (0.80 km) wide. City Island is located at the extreme western end of Long Island Sound,^[3] south of Pelham Bay and east of Eastchester Bay-Wikipedia.

City Island is attached to the mainland by a bridge installed as City Island joined New York City as part of the Bronx. It has a direct exit from I-95.



Welcome to the Bar







Main Dining Room





Expansive windows on two sides flood this dining room with light



North Dining Room



Sound View Room



Great Room for Parties.

Windows Stretch along the Long Island Sound Views



Expansive Kitchen





Great Prep and Cooking Areas





Additional Storage Areas



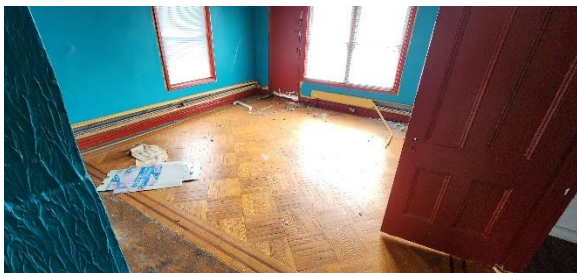


Operable Windows Along City Island Avenue



Apartments

In addition to the 10,000 SF Restaurant, there is approximately 1,500 SF of apartments. They need renovation, but they could be workforce housing.

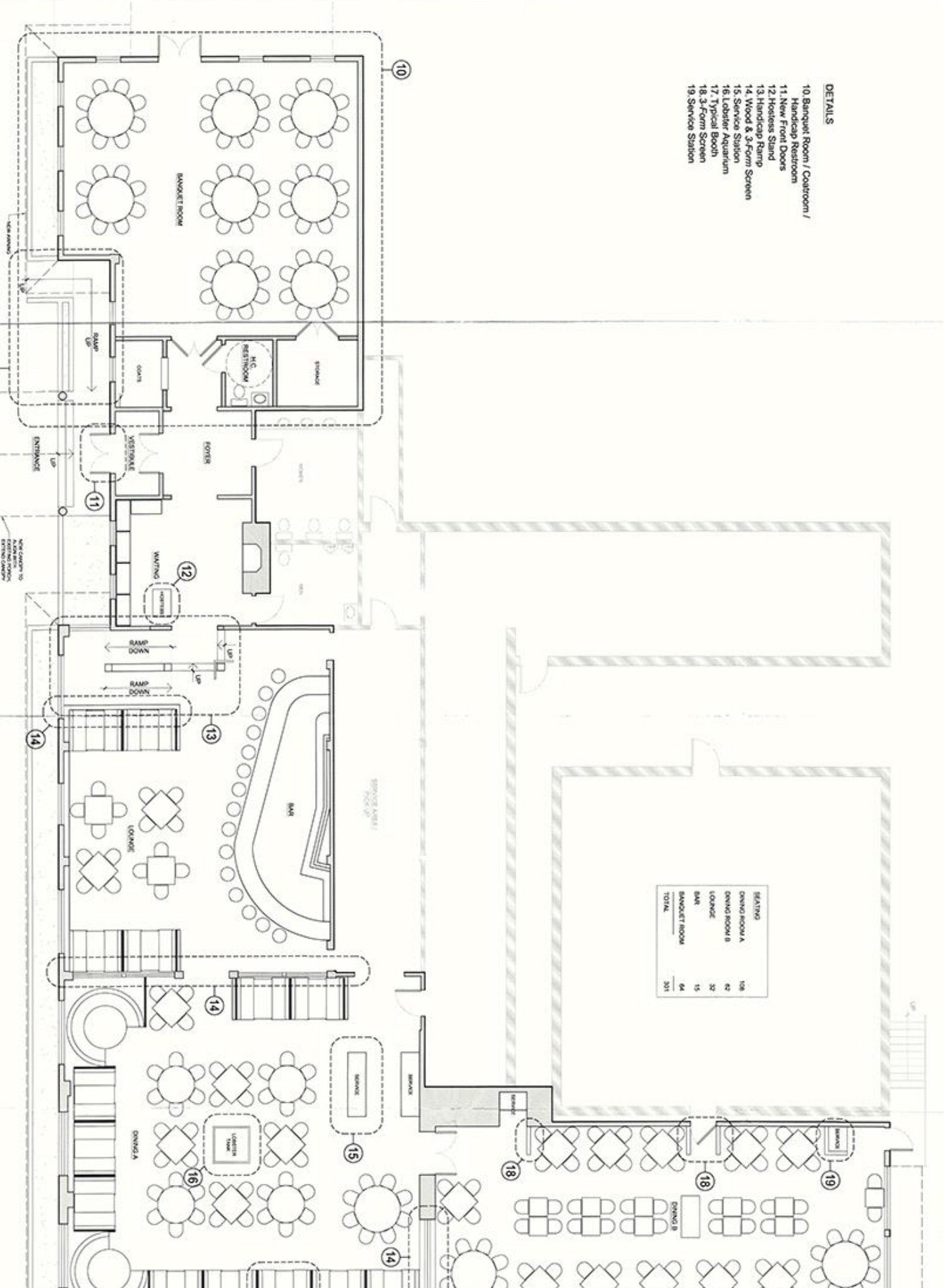


Restaurant & Apartments Have a Large Parking Lot



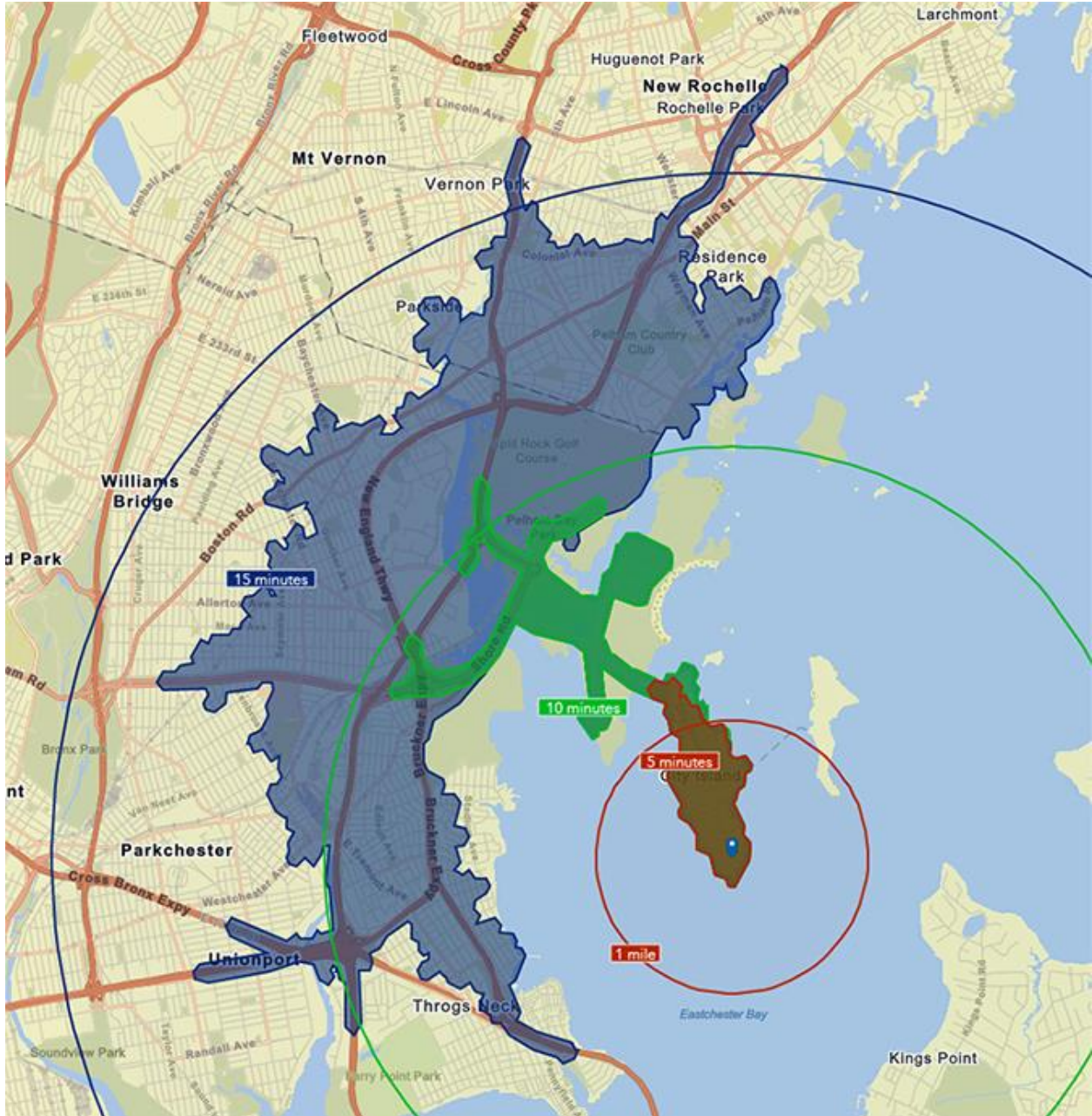
DETAILS

- 10. Banquet Room / Coitroom / Handicap Restroom
- 11. New Front Doors
- 12. Hostess Stand
- 13. Handicap Ramp
- 14. Wood & 3-Form Screen
- 15. Service Station
- 16. Lobster Aquarium
- 17. Typical Booth
- 18. 3-Form Screen
- 19. Service Station



SEATING	
DINING ROOM A	108
DINING ROOM B	42
LOUNGE	22
BAR	15
BANQUET ROOM	64
TOTAL	351

	719,169	716,191
	Census	Average Family
	2020	Income
Population 5 Mile Radius	719,169	\$104,089



All information is from sources deemed reliable. Offerings are made subject to errors, omissions, prior acceptance and withdrawal without notice

Property for Rent
New Long Term Lease
\$12,000/Month Net Rent
Real Estate Tax - \$65,000

For Private Showing Call:
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