

Cape Cod Charming Café

Convenient to Route 6 Interchange – Large Parking Area

Sales of over \$1,250,000/year - Low Rent of \$3,000/month

17 Years Remaining under this Lease – Full Liquor License

Adjacent to the Cape Cod Rail Trail Parking Lot



**Please Be Discreet
Do Not Speak to Anyone On Premises**

For Private Showing Call:
Paul G. Fetscher CCIM CRX CLS
Great American Brokerage
(516) 889-7200 Paul@RestaurantExpert.com
www.RestaurantExpert.com
Licensed Real Estate Broker

Lease Runs Thru 2041
Asking Reduced to \$195,000

All Information is from Sources Deemed Reliable
Subject to Withdrawal Without Notice



