

# Gold Coast Waterfront - Sale Leaseback

Magnificent 4,000 SF Building – 100 Seats Interior + 400 Seats on Patio  
Fully Equipped Turnkey Restaurant + Boat Slips + Parking – On Nassau County's Gold Coast  
Property consists of Restaurant Building, 5,000 SF Wrap Around Patio + 10 Boat Slips  
67,600 SF Site - Floor plate is 15' Above Mean High Water and has Escaped All Flood Tides



**Real Estate Sale Leaseback**

**\$2,395,000**

**For Private Showing Call:**

**Paul G. W. Fetscher CCIM, SCLS**

**Great American Brokerage**

**(516) 889-7200** [GtAmerican@aol.com](mailto:GtAmerican@aol.com)

[www.RestaurantExpert.com](http://www.RestaurantExpert.com)

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

## 74 Shore Road, Glen Cove, NY – 4,000 SF of Building on 67,600 SF Site + 10 Boat Slips



### Long Term Development Opportunity

## Site has received preliminary approval for a Hotel

Below is a Rendering of the Proposed Hotel

Currently the site is leased to a Successful Operating Restaurant  
Possession can be arranged

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

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