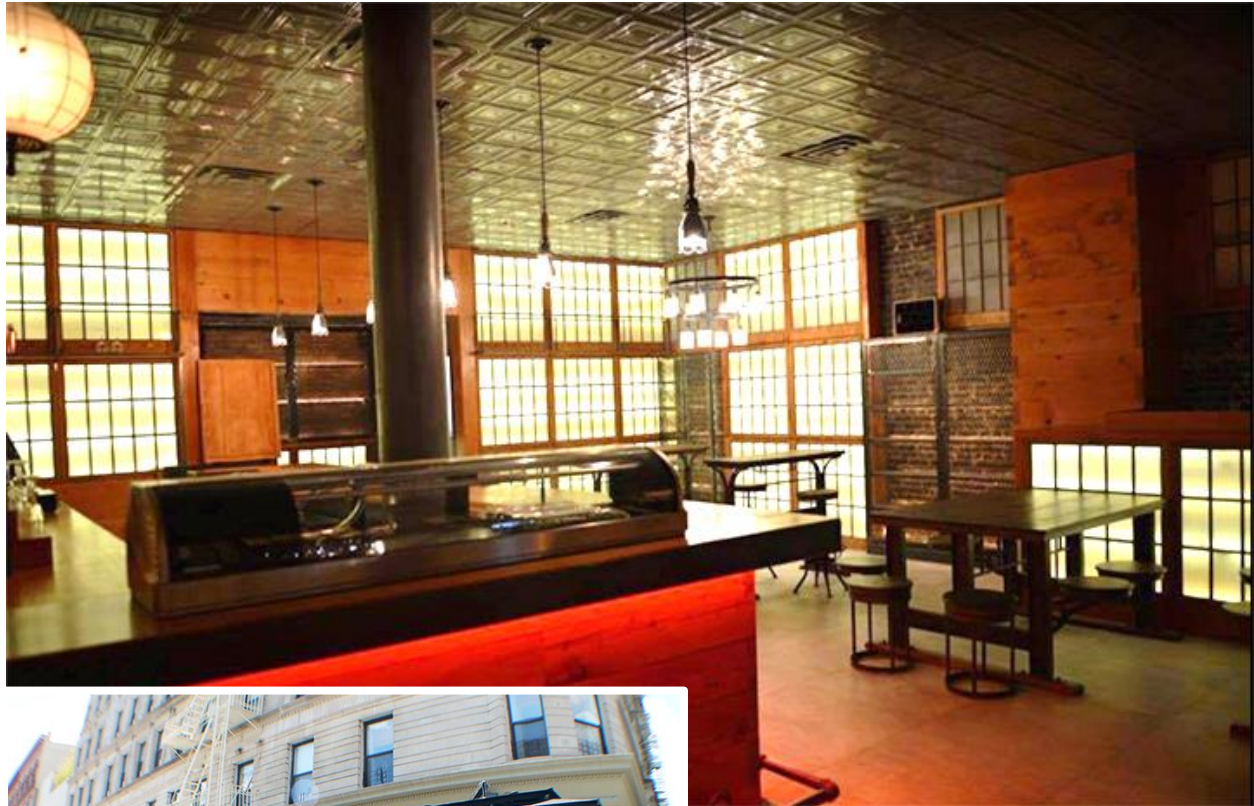


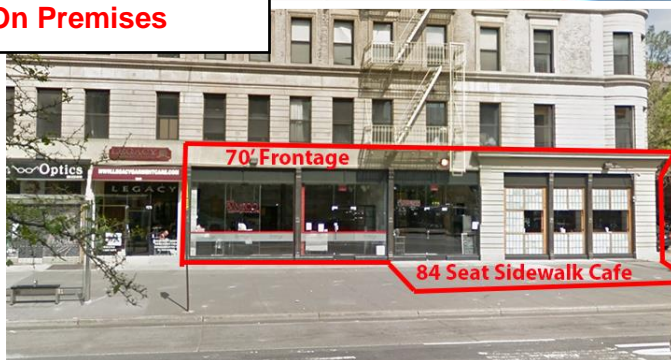
Harlem Showcase Restaurant

70' of Frontage + 84 Seat Sidewalk Café + Basement

Rich Interior in This Newly Built Restaurant – Great Avenue Frontage



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



Business for Sale

\$385,000

With Terms for Qualified buyer

2,800 SF + Basement

Lease Thru 2031- **Rent \$17,681**

Seasonal 84 Seat Outdoor Café
Floor to Ceiling Glass Storefront

For Private Showing Call:

Paul G. W. Fetscher CCIM CRX CLS

Great American Brokerage

(516) 889-7200 Paul@RestaurantExpert.com

www.RestaurantExpert.com

Licensed Real Estate Broker

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