

Long Island Sound Waterfront Restaurant

150 Dining Seats with Great Views + 22 Seats at the Bar



5,000 SF Main Level + 1,200 SF Beach Level + Two Adjacent Houses



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

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

For Private Showing Call:

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Real Estate Taxes \$30,000/Year

\$2,995,000

Purchase of Restaurant + Both Houses



Restaurant Building

798 Old Dock Road, Kings Park NY 11754

Seating Arrangement

86 Seats Main Room - Expandable
16 Side Room
20 Platform A
14 Platform B
6 Along Windows
22 Stools at the Bar



This restaurant has been a family run operation for the past 20 years. Due to a death in the family, they now are prepared to sell the properties. Ownership may consider leasing but would prefer a sale.



The Ground Floor

Consists of a large dining room with windows on three sides offer great views of the Nissequogue River mouth as it enters Long Island Sound.

The property is located directly opposite Fairfield Connecticut.





The main dining room has an attractive vaulted ceiling. There is a side room with 16 additional dining seats plus waterfront views.





The twenty-two seat bar is accompanied by two dining platforms with three deuces along the windows.





The Bar room also enjoys a high ceiling and is spacious and well lit.





The Kitchen is fully equipped and has room for additional equipment





The kitchen also has space for prep or for catering setups





**The Beach Level has approximately 1,200 SF of space.
There is ample exterior space for decking**



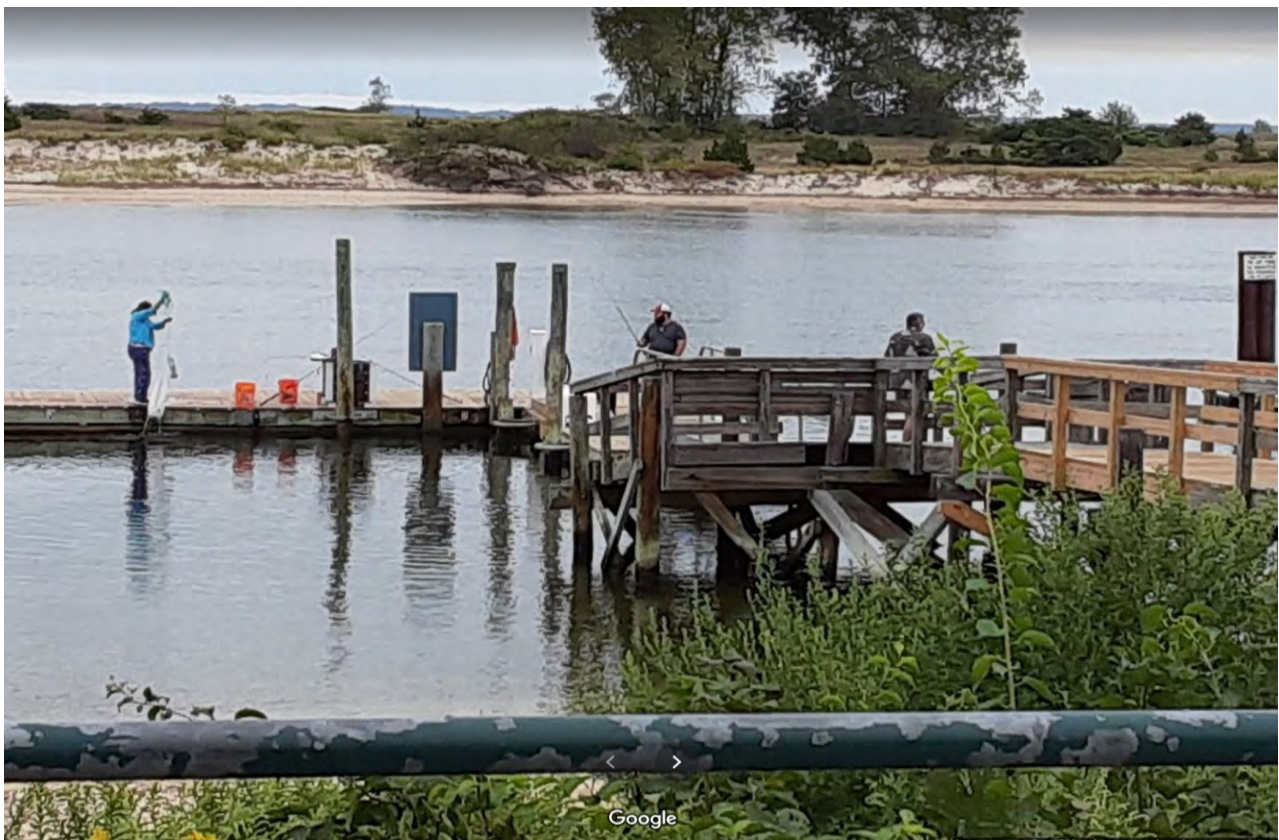


The restaurant is located immediately adjacent to Boat Launch Ramps and the Kings Park Bluff. There is also a public beach. THERE ARE NO CONCESSIONS OR FOOD OPERATIONS IN THE PARK





Beach Level Space is suitable for conversion to a Snack Bar
The remainder of the beach level space is dry storage





House "A"

House "B"

**The property includes two houses
House "A" Walkway and seating area**





House “A” has spectacular Height and Light





This house might rent for enough to cover the Real Estate Taxes





The Balcony provides additional light and views





The Balcony level has two Bedrooms and the Master Bath





The Great Room leads to a Spacious Deck with Great Views

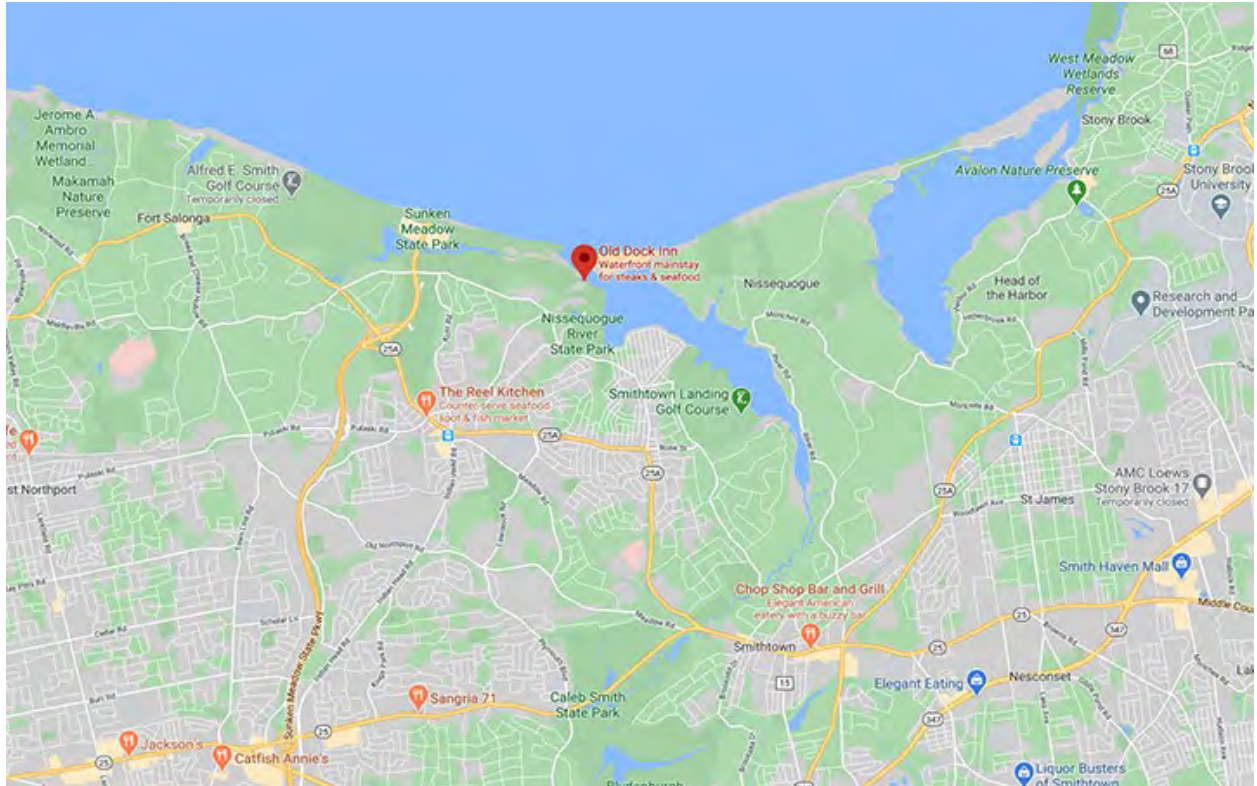




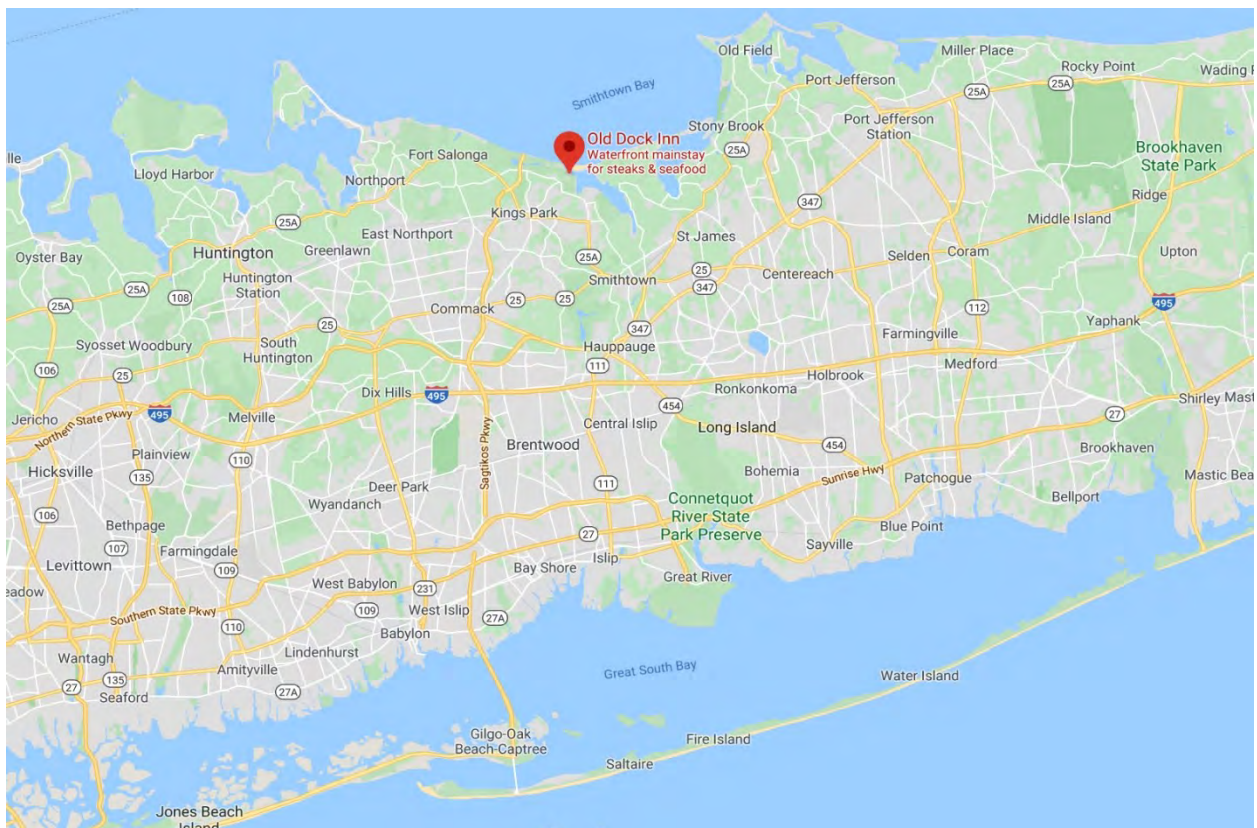
House "B"

This could either be an on site living for a Chef, or an additional rental





Eastbound Pulaski Road becomes Old Dock Road





Restaurant Parking Abuts Town Beach Parking





Turnkey Restaurant

5,000 SF Ground Floor
1,200 SF Beach Level

2 Bedroom House
Efficiency Cottage

2/3 of an Acre

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