

# *Malverne Key Corner*

**1,900 SF** Prominent Corner with Full Height Basement  
At Malverne LIRR Station – Center of Malverne Village  
**Suitable for Restaurant or Retail**

12' Ground Floor Height – 200 Amps 220V – 1" Water – 10 Ton HVAC



**Landlord Offering \$50,000 Buildout Allowance**

**For Private Showing Call:**

**Paul G. W. Fetscher CCIM CRX CLS**

**Great American Brokerage**

**(516) 889-7200** [Paul@RestaurantExpert.com](mailto:Paul@RestaurantExpert.com)

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

Licensed Real Estate Broker

**Asking \$35/SF** Including base RE Tax

Corner of Church St. and Utterby Rd.

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

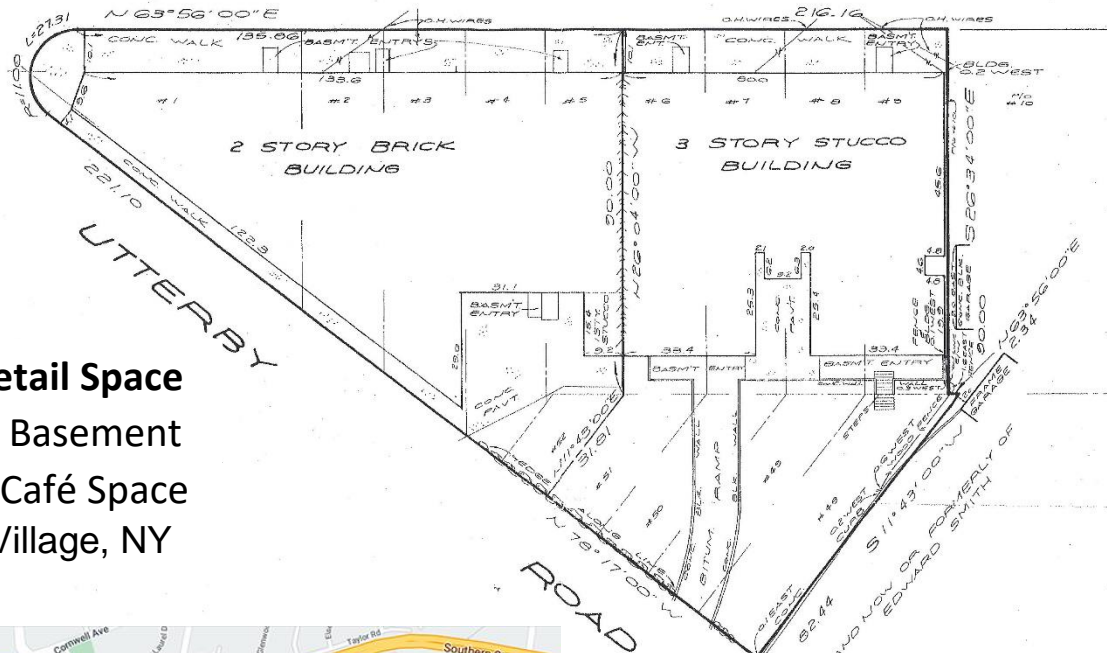




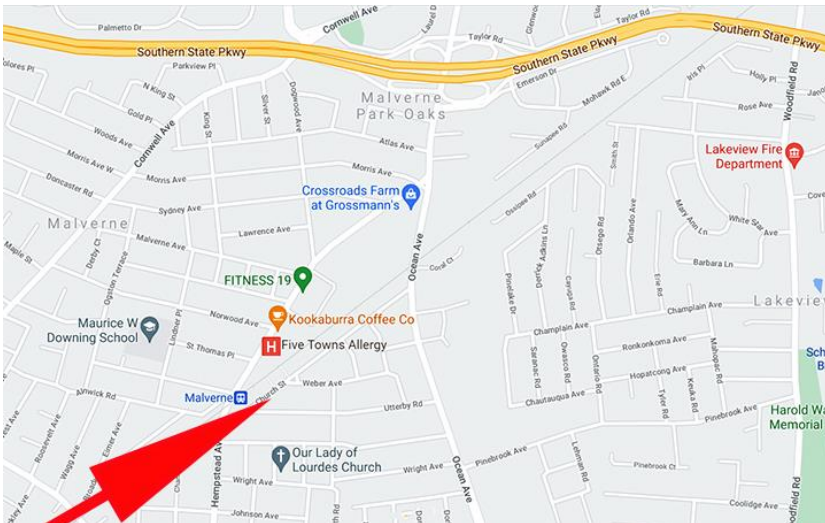


CHURCH

STREET



**1,900 SF Retail Space**  
**Full Height Basement**  
**+ Sidewalk Café Space**  
**Malverne Village, NY**



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