NASSAU COUNTY | RESTAURANT FOR SALE

Pour Your Own Success

Newly renovated bar & grill with a full liquor license on a busy Nassau County road

ASKING PRICE

$249,000

Size	2,000 SF
Condition	Newly renovated
Liquor license	Full liquor license
Rent	$3,500 per month
Rent increases	3% per year
Lease	16 years remaining
Location	High-traffic main road, Nassau County



Step inside

This place is move-in ready. The renovation is done, so a new owner can focus on running the business instead of fixing up the space.

DINING ROOM

Dark marble-look tables, leather chairs and a cozy booth, brick accent walls, patterned wallpaper and warm pendant lighting. It has real personality and a good flow for table service.

THE BAR

A long bar with blue accent lighting, plenty of stools, a full back bar for the liquor and glassware, and a modern POS station already in place.

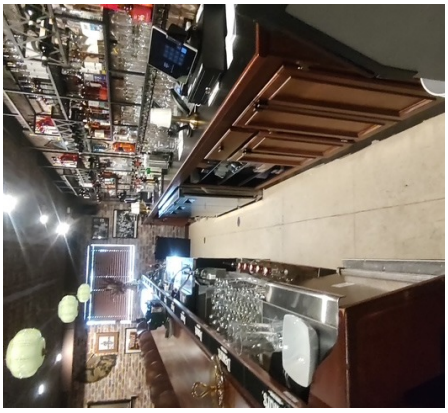
OUTDOOR PATIO

Umbrella tables with cushioned cast-metal chairs, planters and privacy screens right out front, a great draw for the warmer months.

COMMERCIAL KITCHEN

Hood system, a range with a grill top, an overhead broiler, stainless prep tables, reach-in refrigeration, a chest freezer and multiple sinks. A cook can walk in and work.


The bar


Back bar and POS


Outdoor patio


Kitchen


Kitchen prep line



Dining room

The lease in plain numbers

Rent starts at **$3,500 a month**, which is $42,000 a year, or $21 per SF, and goes up 3% each year with 16 years to run. You know your cost today and you can plan for what it looks like down the road.

Year 1	Year 2	Year 3	Year 5	Year 10	Year 16
$3,500	$3,605	$3,713	$3,939	$4,567	$5,453

Monthly rent by lease year. Assumes the first 3% increase starts in year 2; rounded to the dollar.

Let's talk

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Information is from the owner and believed accurate, but not guaranteed. Buyers should verify all details.