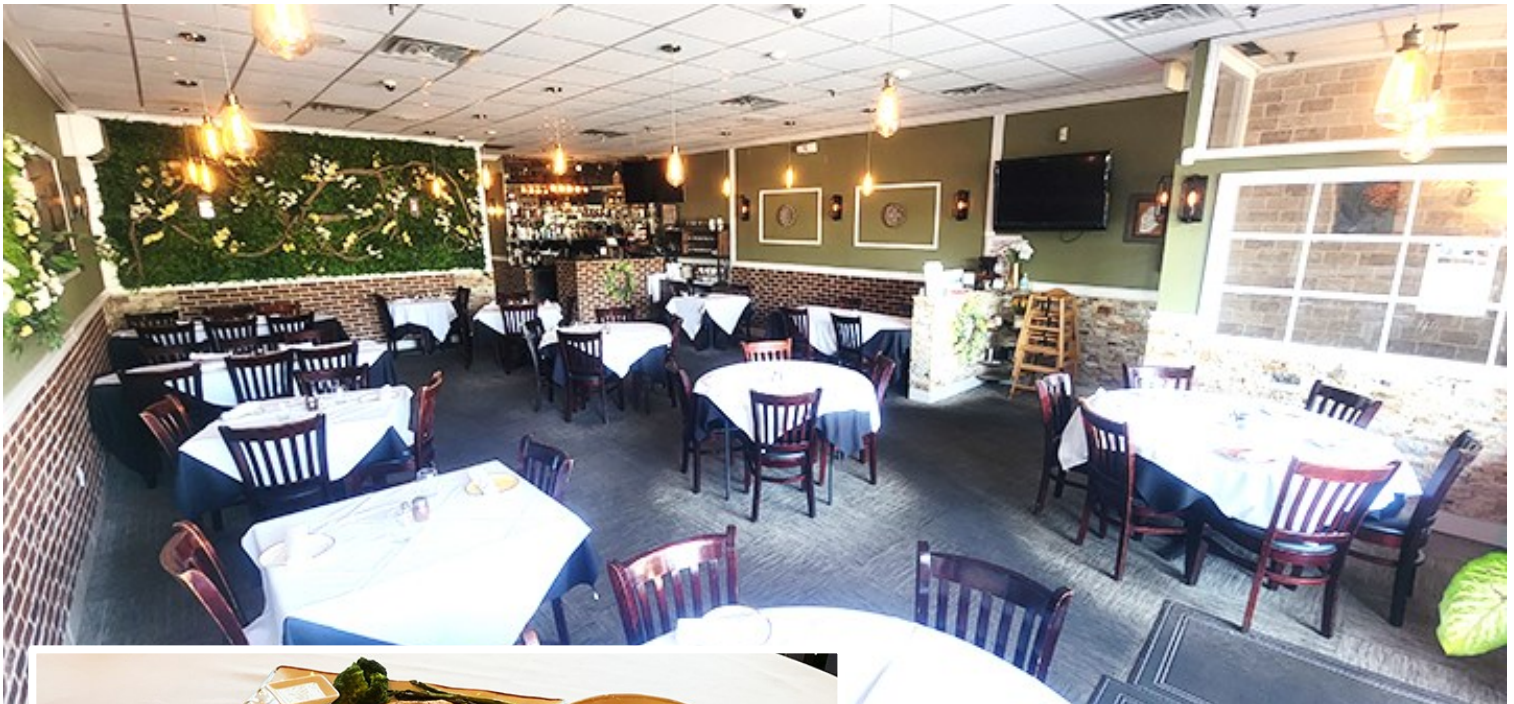


# Old Country Road Café

60 Seats + Outdoor Café – Busy Road Frontage  
Very Attractive Buildout – Right in Westbury  
Full Liquor – Spacious Shared Parking – Patio Dining



Business for Sale

**\$245,000**

Long Lease \$8,000/mi inc. RE Tax & CAM

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

For Private Showing Call:

Paul G. W. Fetscher CCIM CRX CLS

**Great American Brokerage**

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

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