

# **NORTH SHORE RESTAURANT + COCKTAIL VENUE**

**Asking: \$595,000**

Lease Term: Through 9/30/2030  
Options: 3 × 5-year renewals (15 years)  
Rent: \$12,271/month (approx. \$33/sf)  
CAM / RE Taxes: Included in rent

**PRIME NASSAU COUNTY | EVENT- READY**



**A beautifully built, full-service restaurant and cocktail-driven venue in a thriving North Shore community is available for private acquisition:**

- High-margin liquor mix (42%) a defined New American menu
- 200-occupancy capacity including private dining full bar, and seasonal outdoor seating
- Turnkey interior build-out with a warm, contemporary aesthetic
- Favorable long-term lease with renewal options
- Strong neighborhood visibility with parking

Currently operated by experienced restaurateurs, this space is best suited for a chef-owner, hospitality group, or investment-backed operator looking to activate the full potential of events, weekend programming and experiential dining



**LOCATION: NASSAU COUNTY - NORTH SHORE**



**CONFIDENTIAL OFFERING**