Scenes From an Italian Restaurant

Not the Restaurant Celebrated by Billy Joel, But it has that Feel

**Prominent Main Street Location in Affluent Fairfield County**

A dining room table

Description automatically generated60 Seats Main Room + 12 @ Bar + 12 @ High Tops + 30 in Sidewalk Café

A group of people in a store

Description automatically generated**Lease thru 2024 + 6 Year Option – Rent <$4,800/Mo Inc. RE Tax**

**Business for Sale Annual Sales >$1,500,000**

$595,000

**With Terms for Qualified Buyer**

**For Private Showing Call:**

### *Paul G. W. Fetscher CCIM, SCLS*

## Great American Brokerage

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

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

**Licensed Real Estate Broker**

A picture containing indoor, building

Description automatically generatedFood on a table

Description automatically generated**Wood Burning Oven**

**Full Basement**

**Well Equipped Kitchen**

**A large commercial kitchen

Description automatically generated**A plate of food with a fork

Description automatically generatedA dining room table

Description automatically generated

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