

# Suffolk South Shore Sensation

## Free Standing Corner Restaurant

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



*Affluent Community – 150 Seats*  
*Traffic Light Intersection*



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

Assets for Sale

# \$500,000

New Long Term Lease - \$15,000/Month + RE taxes

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

[Click For Building Fly-Thru](#)





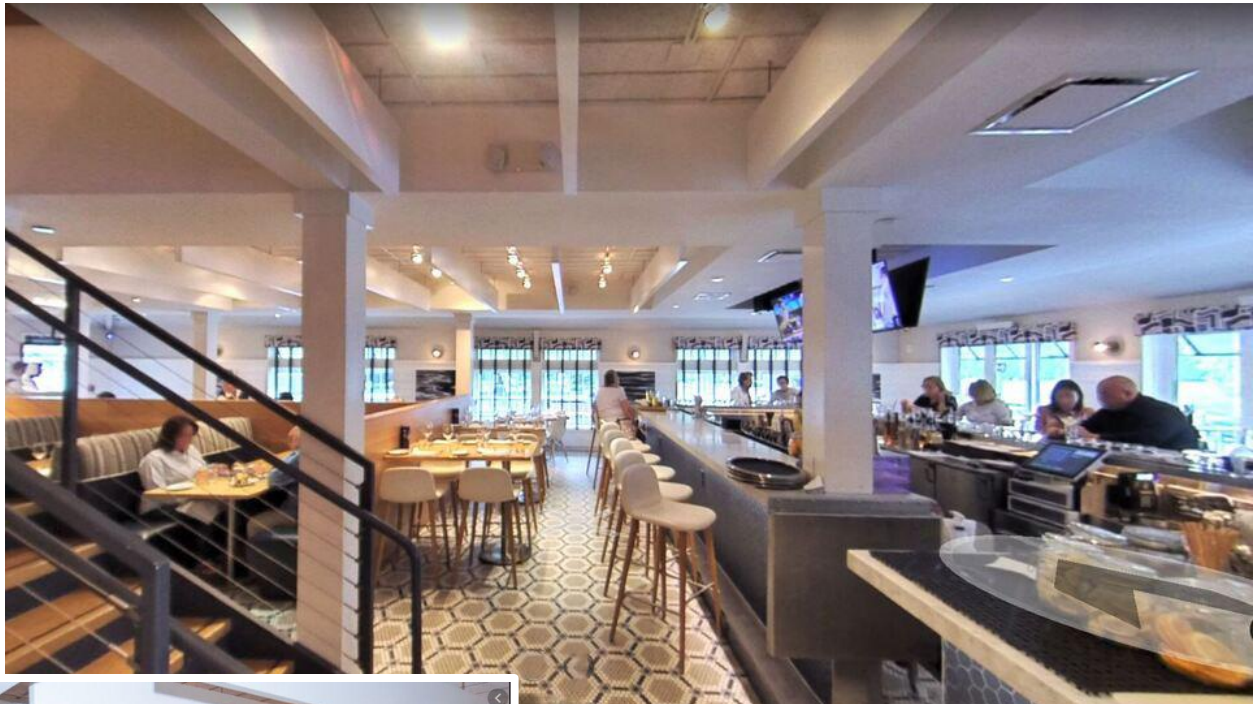
# *Ground Floor*

*Large Bar with 24 Seats*

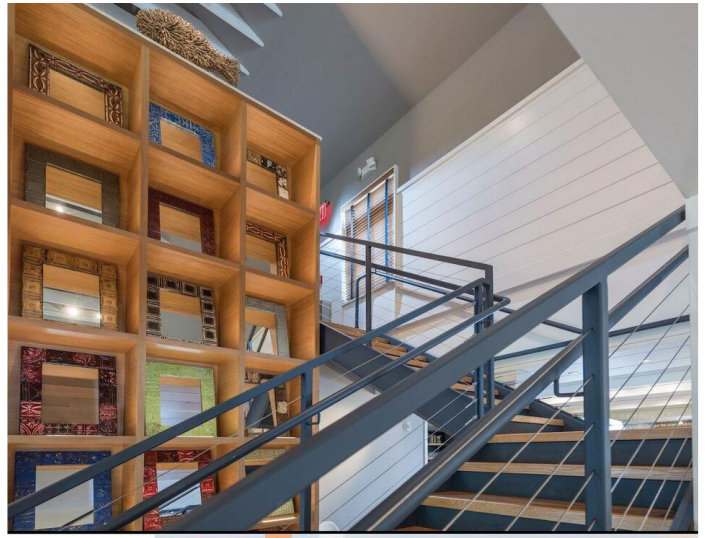
*Sushi Bar with Seating*

*Main Floor Dining*

*Booth Seating*

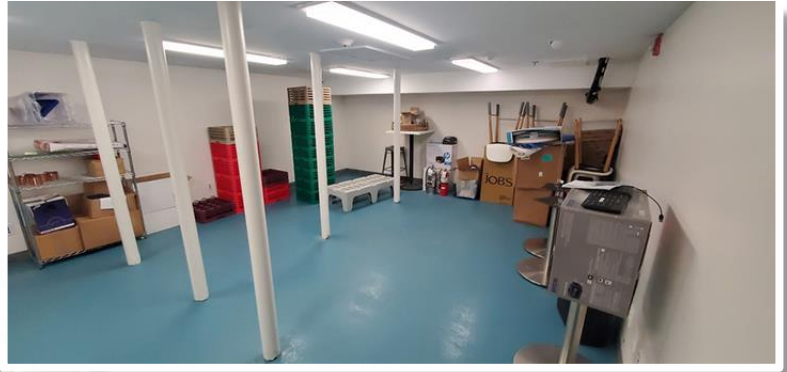


*Second Floor  
A la carte or  
Party Room*



# Back of House

Kitchen & Spotless Basement



Walk-Ins



Kitchen Line



Prep Area



Dry Goods  
Storage Area

# Ground Floor Plan

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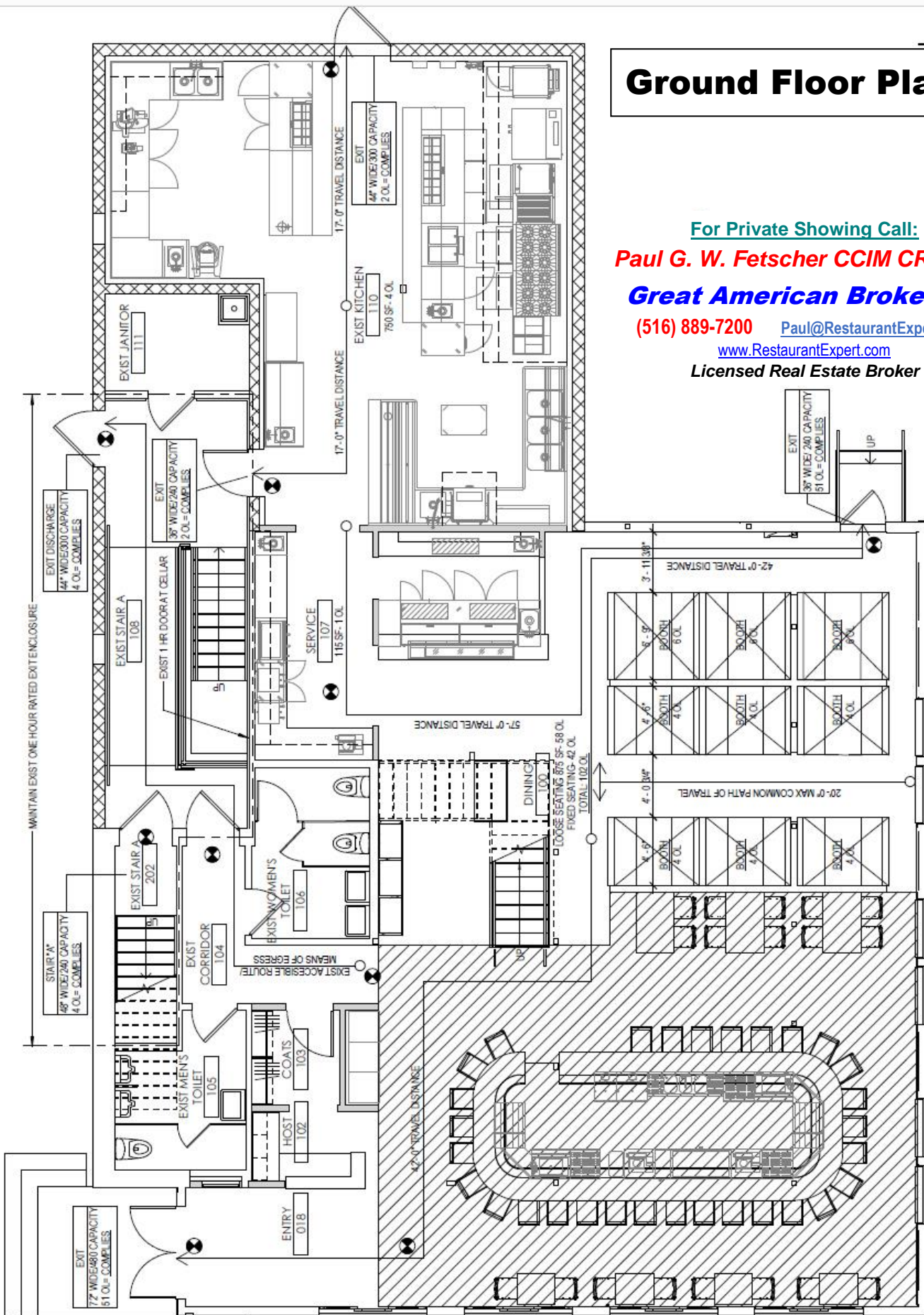
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FIRST FLOOR LIFE SAFETY PLAN  
SCALE : 3/16" = 1'-0"

# Second Floor Plan

LEGEND  
ILLUMINATED EXIT SIGN

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