

# Westchester Downtown Bistro

Full Bar – 55 Dining Seats – 6 @ Community Table  
1 Block to Metro North Train Station – Heart of Downtown  
15 Year Lease Term – Starting at **\$3,900/month**



**Downtown Location**  
Average Family Income  
**\$114,415/A**  
Lunch & Dinner Area

Business for Sale

**\$225,000**

With Terms for Qualified Buyer



Ideal Situation for a Chef /Owner. Warm, Well Designed Atmosphere  
Full Kitchen Line – Full Liquor License – 5 Year Lease + 2 x5 Yr Options



**For Private Showing Call:**

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

**Great American Brokerage**

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**Specialists in Restaurant & Retail**



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