

# Bay Shore Beauty



**Cozy Downtown café in Busy Downtown Bay Shore**

Two Dining Rooms are suitable for either Counter Service or lunch & dinner Full Service dining



Rich and Attractive Buildout with full kitchen  
**70 Seats – 2,400+ SF + Bsmt**  
**Can Be expanded to 3,200 SF**



Plenty of Municipal Parking

**Business For Sale**

## \$199,000

With terms for Qualified Buyer

**10 Year Lease – 3%/A increases**

**\$4,600/Mo + RE Tax**

For Private Showing Call:

**Paul G. W. Fetscher CCIM, SCLS**  
**Great American Brokerage**  
(516) 889-7200 [GtAmerican@aol.com](mailto:GtAmerican@aol.com)



**Spacious Party Room**

