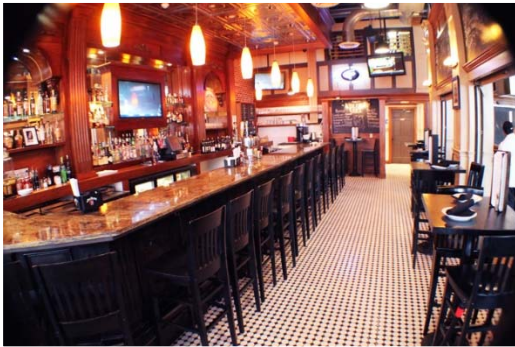


Fairfield County 5,000 SF Restaurant



156 Seats = 134 Dining - 16 Bar - 22 High Tops



Great Location on Major Road – Active Strip Center
Charming Restaurant & Bar is in Excellent Condition
Exhibition Kitchen with Dining Bar in the Main Room
Balcony Dining Ideal for a la carte or as a Party Room
Long Term Lease \$34.80/SF Inc. Rent, CAM & RE Tax

Please Be Discreet DO NOT speak to anyone on premises

Business for Sale

\$495,000

With Terms for Qualified Buyer

For Private Showing Call:

Paul G. W. Fetscher CCIM, SCLS

Great American Brokerage

(516) 889-7200 GtAmerican@aol.com

www.RestaurantExpert.com



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