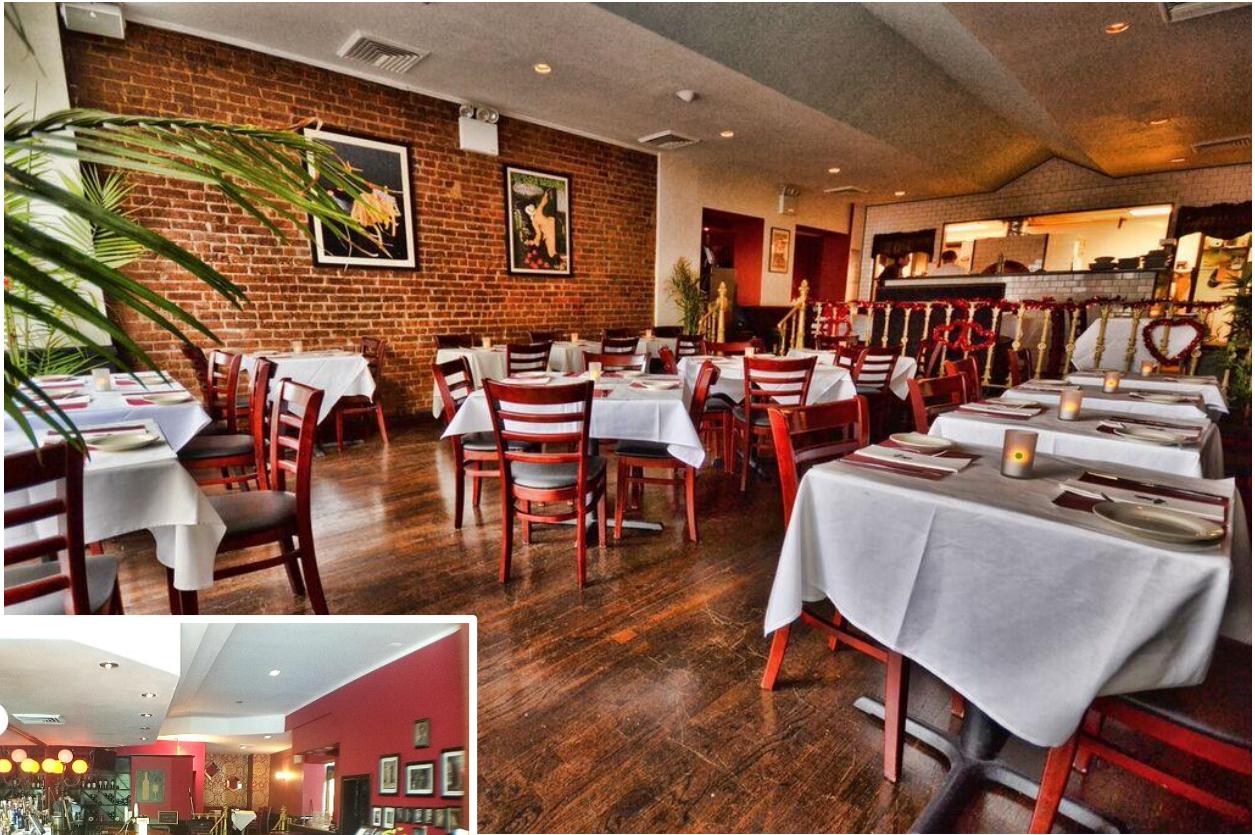


# Upper East Side Italian Café

60 Dining Seats + 12 Seats at Bar + Wood Burning Oven  
\$13,500/Mo inc. RE Tax – 9 Years Remain- \$1,300,000 Sales – 40' Front



Owners with other interests are ready to sell.  
Add Deliveries & Parties to Build the Business

Restaurant for Sale – 2,200 SF + Bsmt

**\$395,000**

With Terms for Qualified Buyer



**For Private Showing Call:**  
**Paul G. W. Fetscher CCIM, SCLS**  
**Great American Brokerage**  
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[www.RestaurantExpert.com](http://www.RestaurantExpert.com)  
Licensed Real Estate Broker

**Please Be Discreet DO NOT speak to anyone on premises**