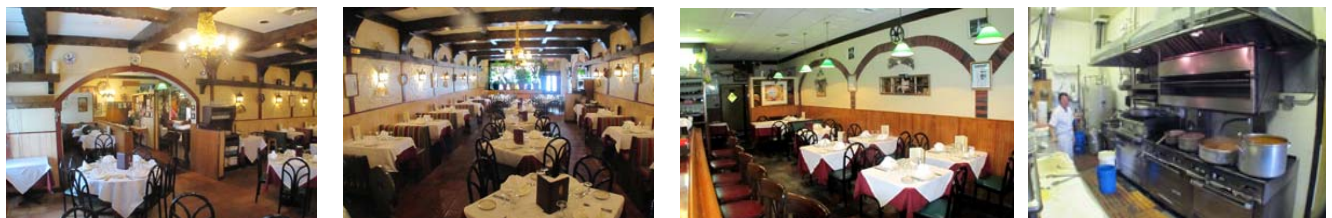


# High Traffic - Nassau 100 Seats + Bar + Patio

Turnkey Restaurant with Good Reviews in a High Traffic South Shore Location



Main Traffic Road – Charming Atmosphere - **46,000 Traffic Count**



"The food at this place is amazing and the service is outstanding" – ZAGAT.com  
"Prices are very reasonable and atmosphere is very welcoming" - Yelp.com

**Business for Sale – With Terms for Qualified Buyer**

# \$195,000

Long Term Lease \$6,500/Mo + 3%/A inc

**ZAGAT 21-15-23**

For Private Showing Call:

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

**Great American Brokerage**

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[www.RestaurantExpert.com](http://www.RestaurantExpert.com)

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

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