

# Astoria/Long Island City – Triple Header



## Storefront

## Rent

## Price

**Pizza**

\$ 5,000

\$ 295,000

**Bar & Grill**

\$ 5,000

\$ 295,000

**Dining &  
Catering**

\$ 6,000

\$ 395,000

Additional Parking Available  
\$1,500/Mo

**Total**

**\$ 985,000**

For Private Showing Call:

**Paul G. W. Fetscher CCIM, CRX CLS**



**COLDWELL  
BANKER  
COMMERCIAL**

(516) 889-7200

[Paul@RestaurantExpert.com](mailto:Paul@RestaurantExpert.com)

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

**Available Individually or  
Buy All 3 for \$895,000**

**Please Be Discreet  
Do Not Speak to Anyone  
On Premises**

**See following pages for additional information**

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## Part 1 – Pizza

Classic Pizza Parlor  
20' Major Street Frontage  
16 Year Lease to 2035  
**Rent \$5,000/month + 3%/A**  
2,000 SF + Full Basement



**\$40,000 Pizza Oven**  
Front Windows Open  
In Store Seating

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## Part 2 - Bar & Grill

Large Bar + 40 Seats

Separate Kitchen

16 Year Lease to 2035

Rent \$5,000/month + 3%/A



High & Low Tables  
Great Atmosphere

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## Part 3 – Rear Patio

### White Tablecloth Dining & Catering

### Full Basement

Rent \$6,000/month + 3%/A



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## Part 3 – Catering Area Dedicated to Catering and Parties

Connects to the Main Dining  
16 Year Long Lease to 2035



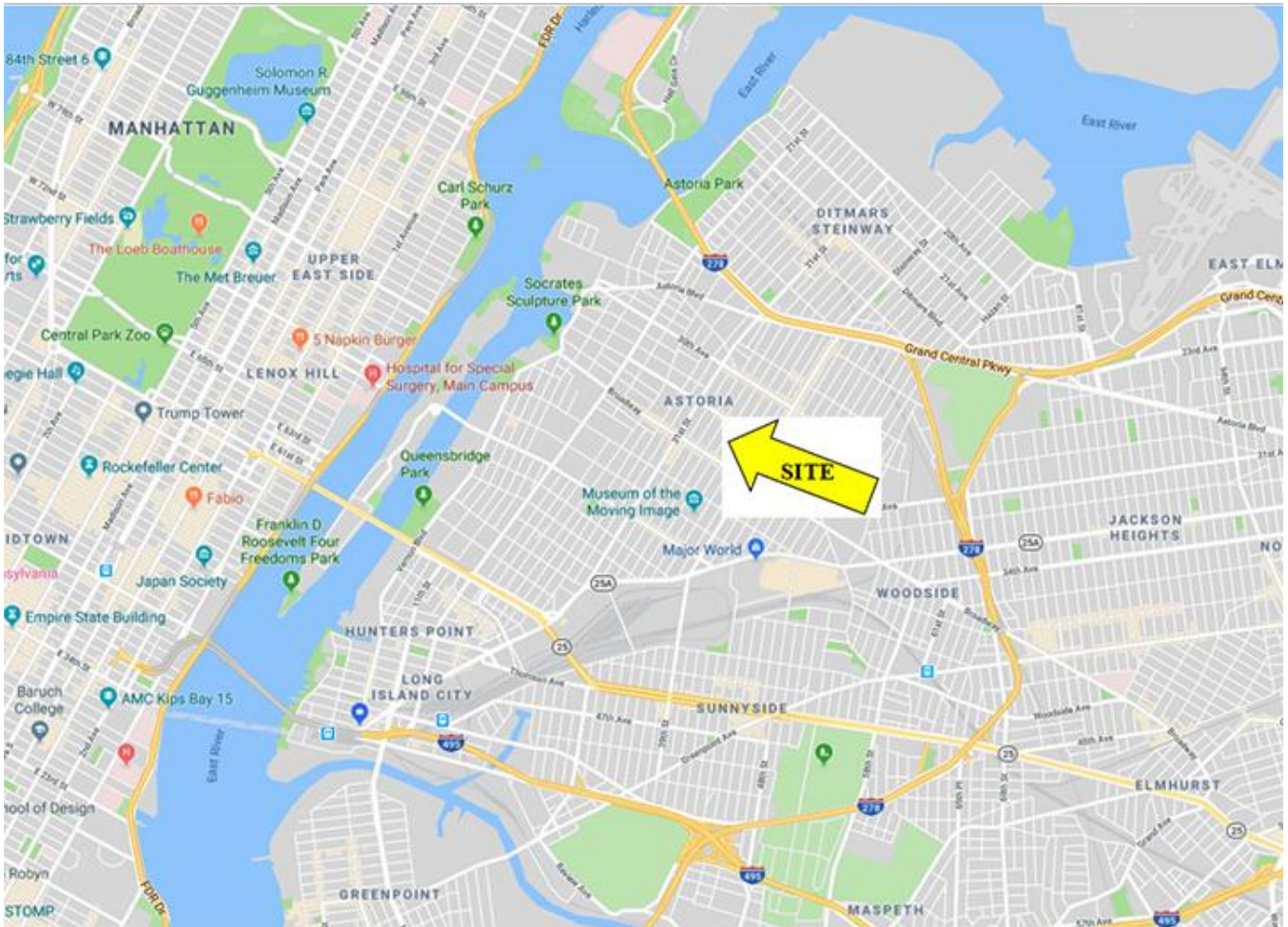
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## Great Location in Astoria / Long Island City



**Parking Available for \$1,500/Month**



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

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