

# Deep in the Heart of Queens

Major Road in One of Queens' Most Desirable Markets – **2,250 SF**



**Free Standing Building  
90 Seats – Full Basement**

**Sales History of over \$45,000 per week**

Turnkey Business Assets for Sale

**\$295,000**

Rent of \$12,500/Month + RE Tax \$32K

**Same Owners for 37 Years**

**Owners Retired Dec 2022**

Past Operator **NEVER Advertised**

For Private Showing Call:

**Paul G. W. Fetscher CCIM CRX CLS**  
**Great American Brokerage**

(516) 889-7200 [Paul@RestaurantExpert.com](mailto:Paul@RestaurantExpert.com)

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Licensed Real Estate Broker

**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



# Immaculate, Well Equipped Kitchen



# Seventeen Foot Ceiling Height - Column Free



Dense and Affluent Neighborhood