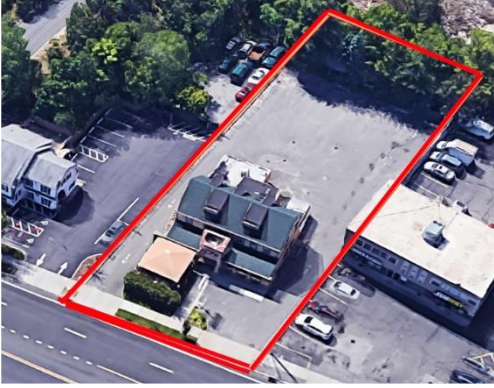


# Free Standing 3,120 SF Restaurant

High Traffic Location with **85 Seats** + 30 on the Patio  
Jericho Turnpike Location in Western Suffolk County



Business for Sale

**\$295,000**

\$9,000 Rent inc RE Tax

OR – Business, Real Estate & Apartments

**\$1,795,000**

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

For Private Showing Call:

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

**Great American Brokerage**

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

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

Licensed Real Estate Broker



***Main Dining Room***



***Entrance***



***Outdoor Dining Patio for 30***



***First Class Chef's Kitchen***