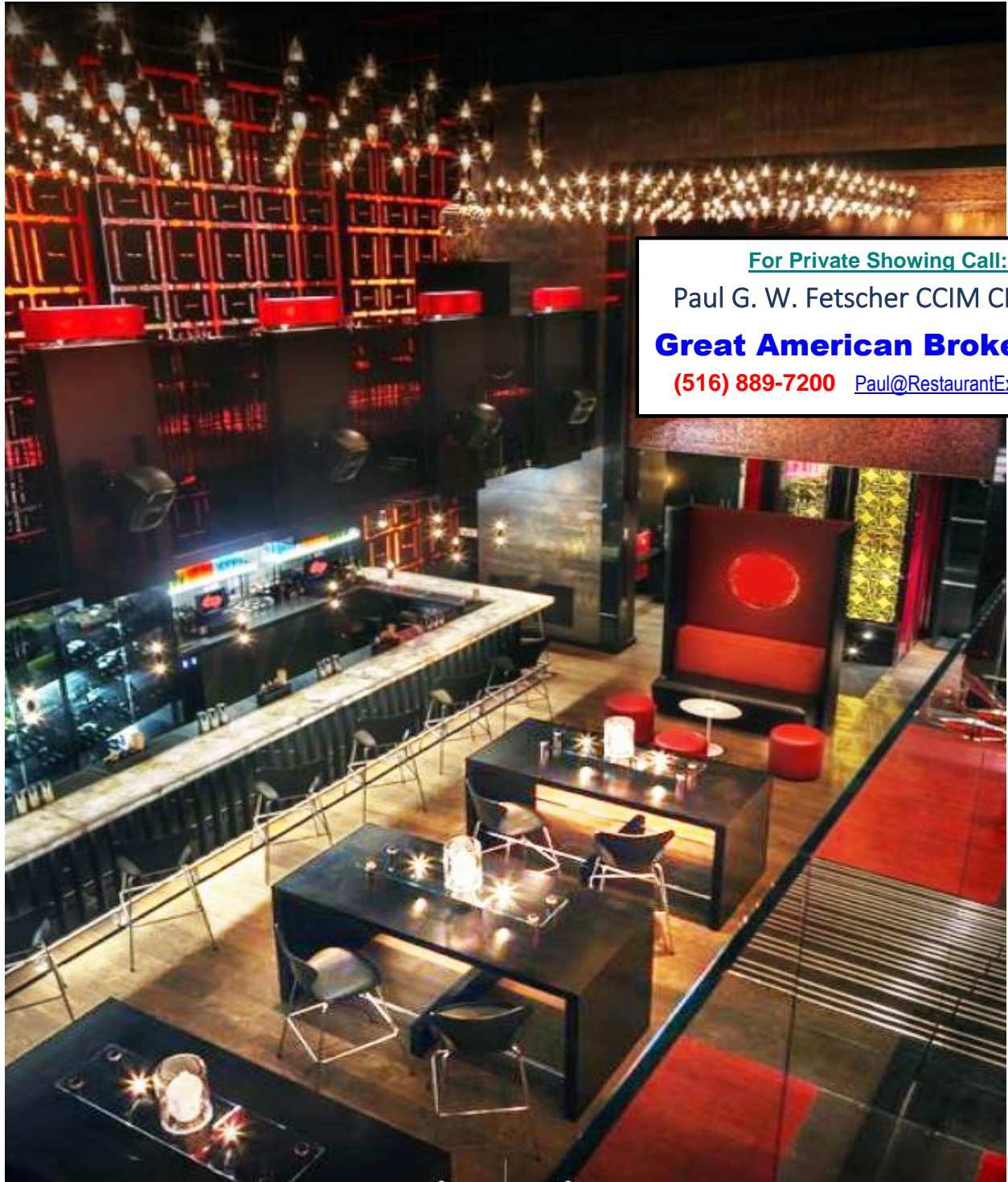


# *Long Island Palatial Restaurant*

**220 Dining Seats – Chef's Dining Room – Very Large Bar Area**



**For Private Showing Call:**

Paul G. W. Fetscher CCIM CRX CLS

**Great American Brokerage**

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

*Elegant Space Must be Seen to be Appreciated*





5,500 SF – Immaculate Basement Backup, Prep & Storage  
5,500 SF – Ground Floor Bar, Cozy Dining Areas, Dishwash  
4,000 SF – Balcony Dining, Chef's Room, Main Kitchen  
15,000 SF – Total



\$1,000,000 KEY MONEY

New Long Term Lease

**\$25/Square Foot**



**Median Family Income \$127,500**



**Very Active Village Downtown**







**Upper Level Balcony Dining – 80 Seats**







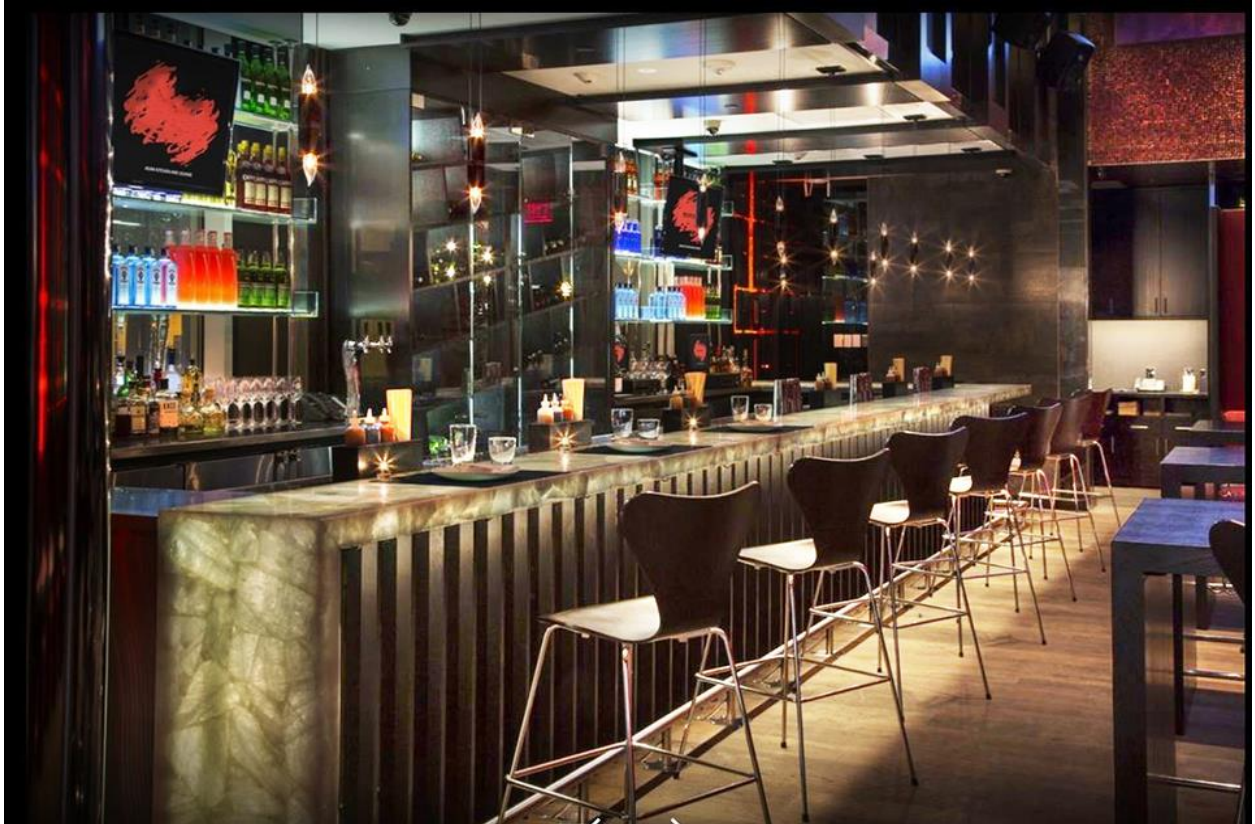
## **Chef's Dining Room & Exhibition Kitchen**







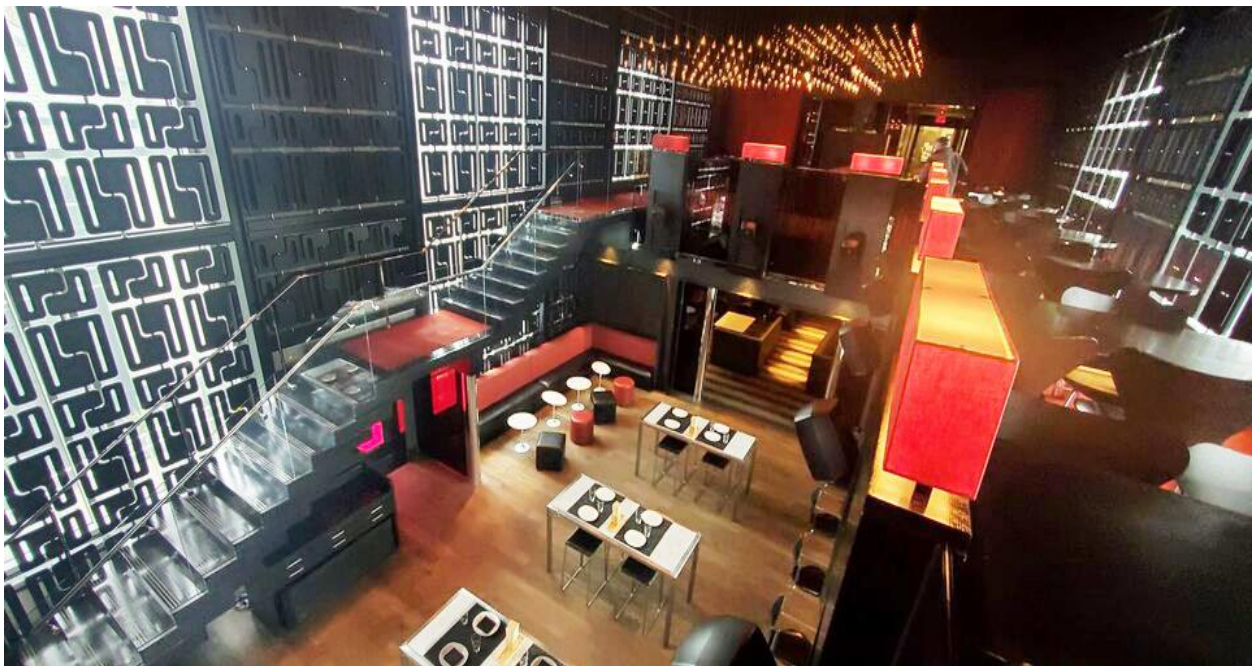
**Large Bar Area**







## Spectacular Bar Stairway - to Upper Level



**Dramatic Space 15,000 SF Total**  
**\$1,200,000 Invested in Light & Sound**





## Multiple Cozy Dining Areas







**Immaculate Kitchen and Prep Areas**







**Private Generator So You Are Never Out of Power**





Key Money

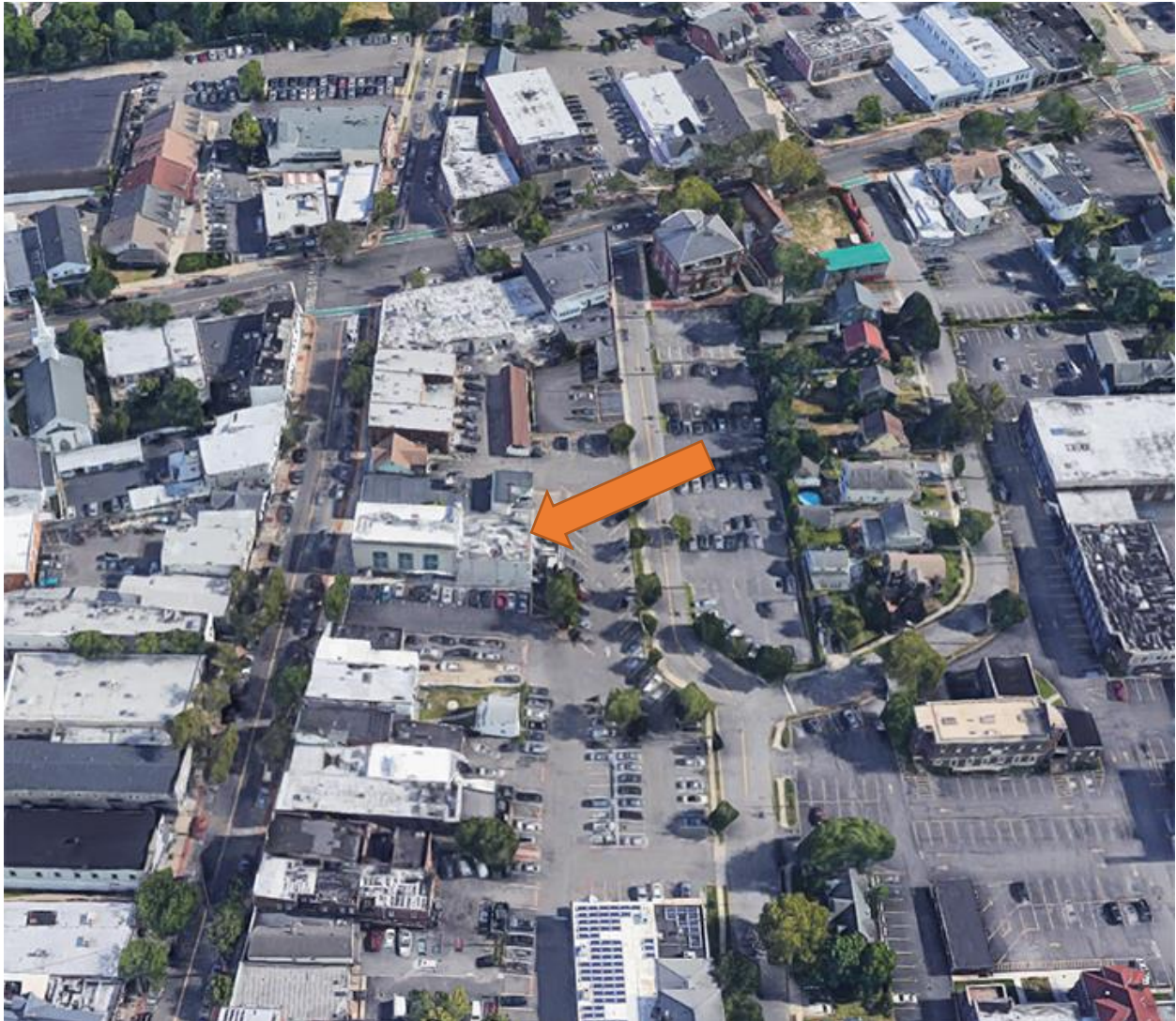
**\$1,000,000**

New Long Term Lease

**\$25/Square Foot**

***Excellent Opportunity for Well Qualified Restaurateur***

***\$8,000,000 In Leasehold Improvements***



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Licensed Real Estate Broker

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Do Not Speak to Anyone  
on Premises**

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Offerings are made subject to errors, omissions,  
prior acceptance and withdrawal without notice