

# North Shore Cafe @ LIRR Station



**Affluent Community – Hundreds of Parking Spaces – Low Rent**

Attractive 1,500 SF Ground Floor + Basement Space – **Rent Just \$3,300/Mo**

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

Business for Sale **Price Reduced \$250,000**

# \$165,000

Possible Terms for Qualified Buyer

***There May be the Possibility of Purchasing the 3 Unit Shopping Center***







There may be the possibility of expanding the restaurant into adjacent spaces

