

# *Restaurant & Catering 8,000 SF*

**280 Seats + Bar + Large Patio on 2 Acres LIE Exit 70**

Prime Traffic Light Corner Location on County Road 111 – Manorville  
Over 100 Yards of Frontage on Eastport Manor Road (CR 111)



Fully Equipped Restaurant for Sale or Lease

**\$30/SF Long Term Lease**

**\$3,850,000 Land & Building**

RE Tax \$49,000 per Year

For Private Showing Call:

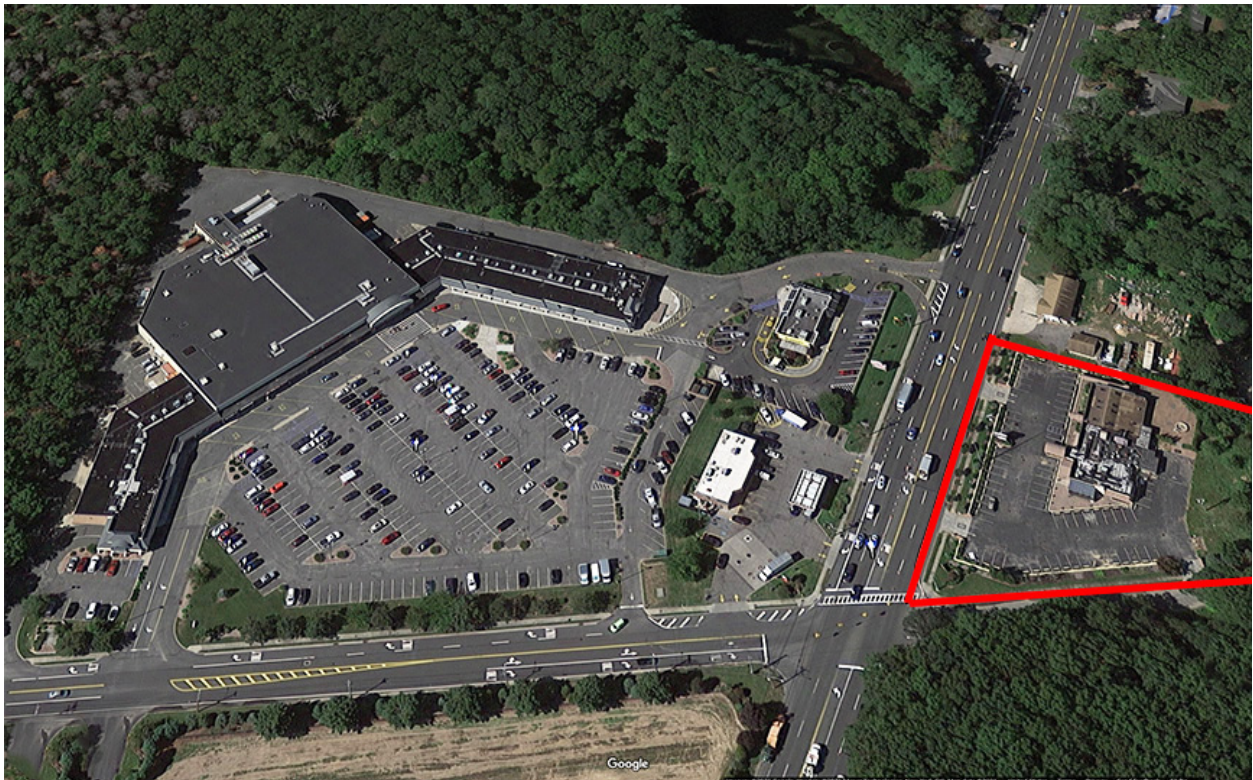
**Paul G. W. Fetscher CCIM CRX CLS**

**Great American Brokerage**

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

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

Licensed Real Estate Broker





# The Building Has Three Profit Centers

Pizza Fast Casual – a la Carte Dining – Catering

**Long Pizza Counter**



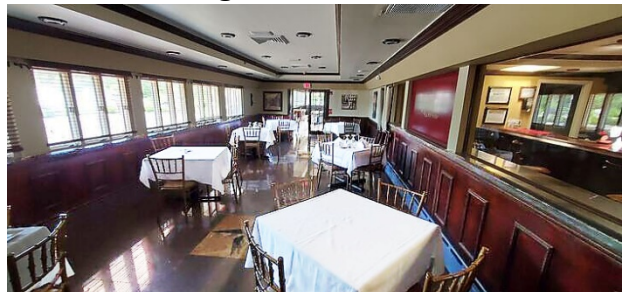
**Greenhouse Dining Area**



**Bar Area**



**Dining Room Tables**



**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



**Flex Room for a la Carte or Function Catering**

