

Rockaway Beach Beauty

7,000 SF Restaurant + Patio + Backyard – Three Bars
Great Opportunity in the Fastest Growing Part of Queens



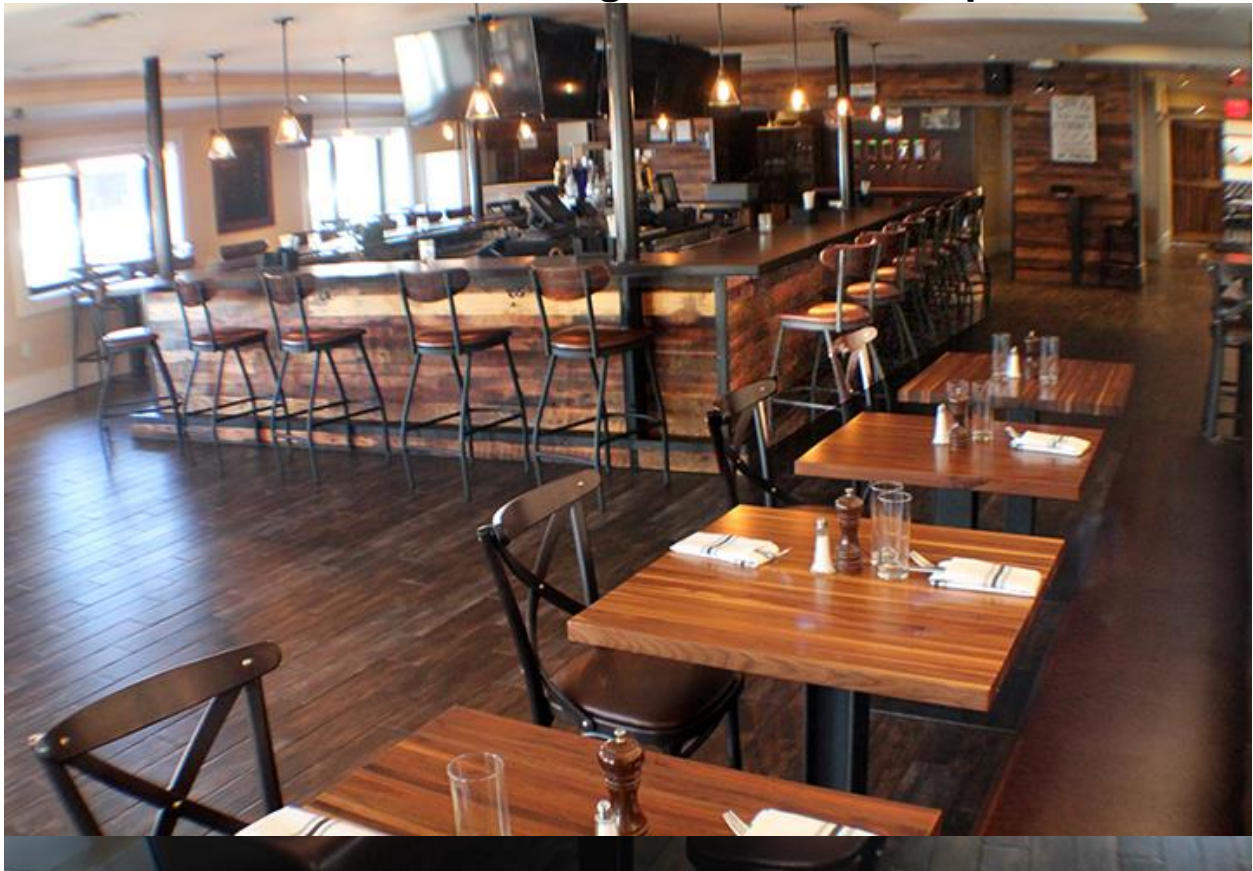
Prominent Location at the Heart of Rockaway Beach



Location just One Block from the Boardwalk & Ocean



Bar Room with Dining Tables and Banquette.



Spacious and Bright Corner Bar Room





Three Sided Bar

Well Equipped Stations



Bar Room Six-Tops

Selection of Tap Beers





Main Skylit Dining Room – 60 Seats



Garage Door Between Dining Room and Patio Area





Patio Bar and Seating





Operable Patio Roof – Heated and Air Conditioned



Kitchen





Basement Backup & Storage





**Backyard
Parking Lot or Beer Garden with Band**



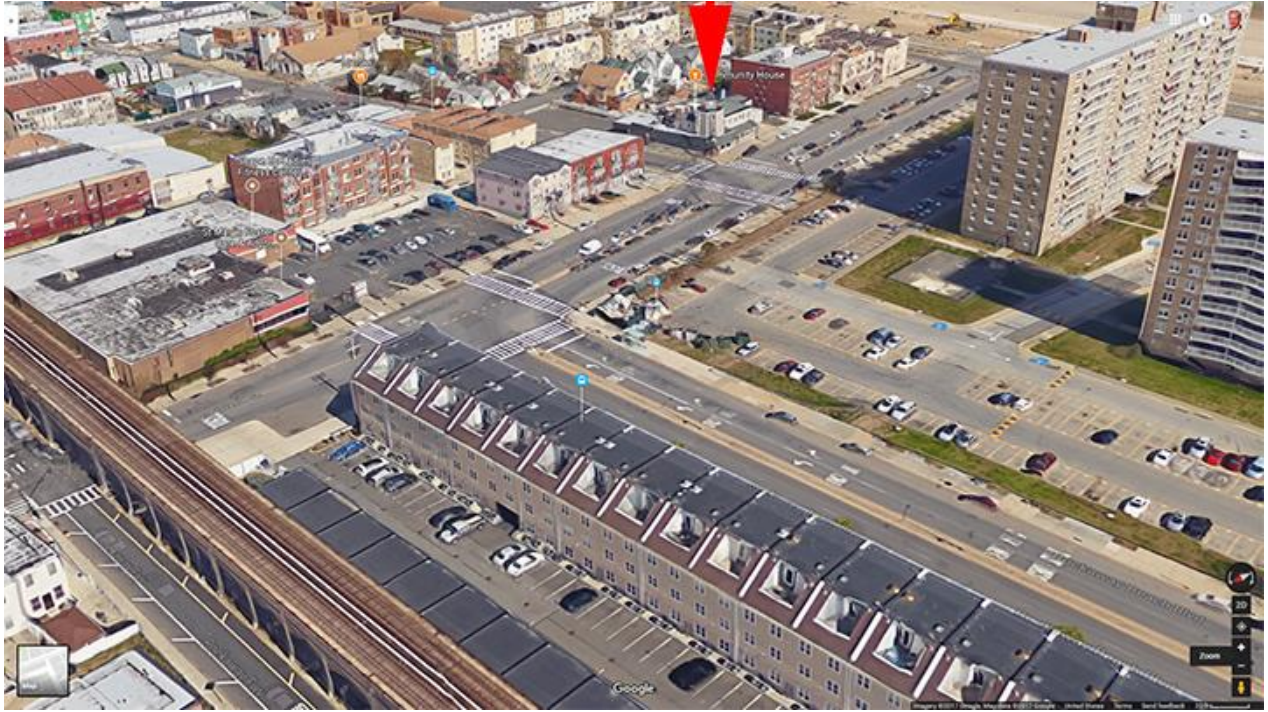
Overall Property Layout



Property separately has three rooms for rent on the ground floor. Attorneys have second floor offices of approximately 2,200 SF.

Those spaces are not part of the lease offering.





One Block from the Boardwalk and Atlantic Ocean



One Block from the Subway



New Long Tern Lease
\$25,000 per month

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

Business For Sale

\$675,000

With Terms for Qualified Buyer

For Private Showing Call:

**Paul G. W. Fetscher CCIM, SCLS
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