

Southeast Nassau Strip Center *Production Kitchen & Take Out*

New Buildout – Extensive Kitchen Equipment



1,500 SF Retail- Rent \$4,600 Inc CAM & RE Tax - LXP 2041

For Private Showing Call:

Paul G. W. Fetscher CCIM CRX CLS
Great American Brokerage

(516) 889-7200 Paul@RestaurantExpert.com

www.RestaurantExpert.com

Licensed Real Estate Broker

Asking Price for Assets

\$225,000

Over \$400,000 Invested in 2021



**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

Sidewalk Seating + Alcohol Allowed



All New Restaurant Equipment

Separate Prep Cooking

Oversized Walk-In



Very Good Exposure on Major Road with 33,000 Cars per Day
\$154,000 Average Family Income – Near Park & Schools

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