

# East Village Café 1,600 SF + 1,200 SF Bsmt

High Traffic Avenue Location – Attractive Sidewalk Café w/ 20 Seats

7 Year Lease + 5 Year Option      \$13,000/Mo + 3%/A



Business for sale

**\$295,000**

Possible Terms for Qualified Buyer

For Private Showing Call:

**Paul G. W. Fetscher CCIM, SCLS**

**Great American Brokerage**

(516) 889-7200 Fax (516) 889-5113

[GIAmerican@aol.com](mailto:GIAmerican@aol.com) [www.RestaurantExpert.com](http://www.RestaurantExpert.com)

Please Be Discreet  
Do Not Speak to  
Anyone On Premises

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