

Deep in the Heart of Queens

Major Road in One of Queens' Most Desirable Markets – **2,250 SF**



**Free Standing Building
90 Seats – Full Basement**

Sales History of over \$45,000 per week

Turnkey Business Assets for Sale

\$295,000

Rent of \$12,500/Month + RE Tax \$32K

Same Owners for 37 Years

Owners Retired Dec 2022

Past Operator NEVER Advertised

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

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

Immaculate, Well Equipped Kitchen



Seventeen Foot Ceiling Height - Column Free



Dense and Affluent Neighborhood