

2,215 SF AVAILABLE



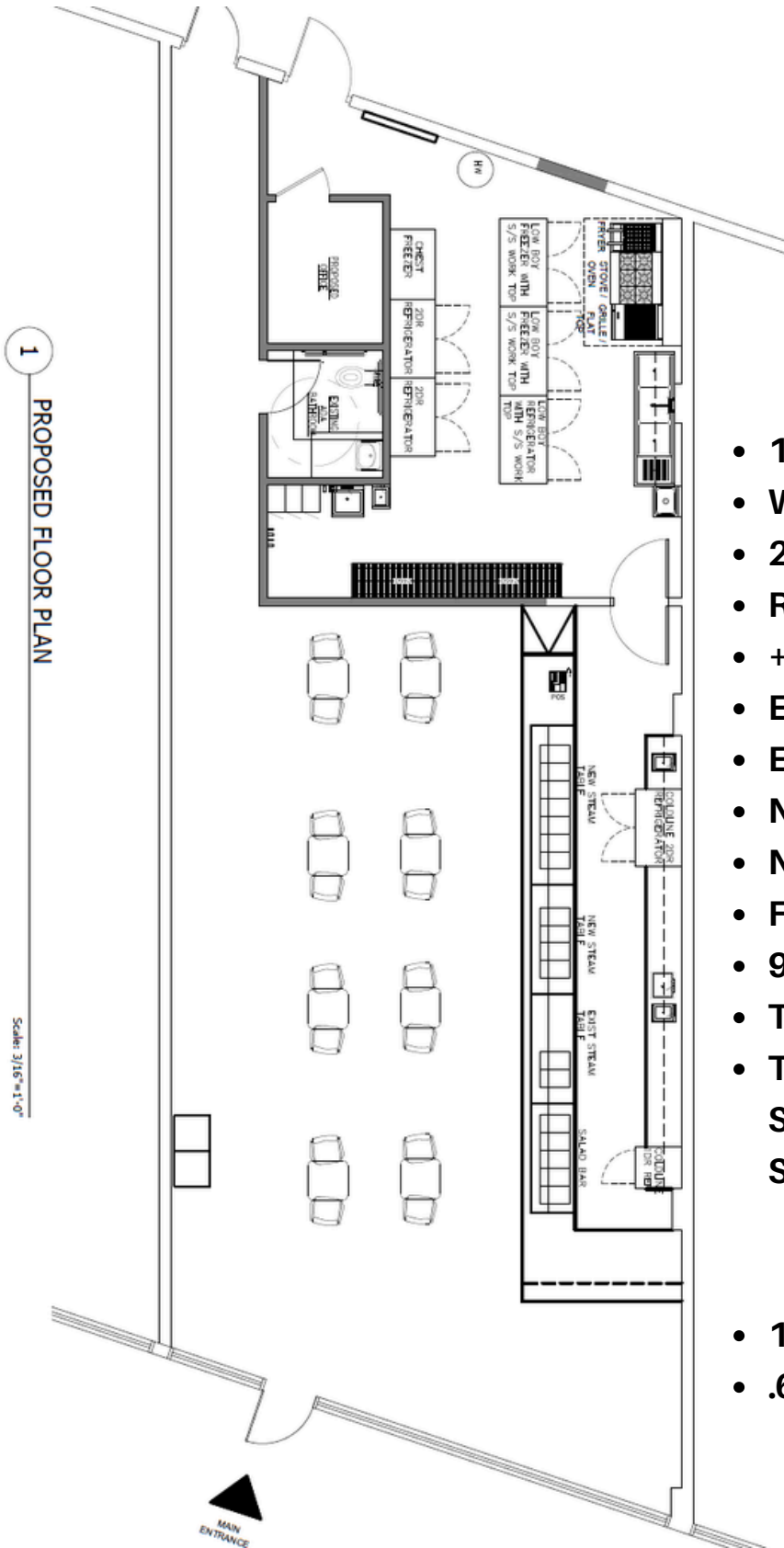
**2080-4 ROUTE 112
MEDFORD, NY**

**16 CHAIR CAPACITY
SCDHS & TOB APPROVED
TURN-KEY RESTAURANT OPPORTUNITY**

IMMEDIATE OCCUPANCY

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BROKERS PROTECTED**

2080-4 ROUTE 112, MEDFORD, NY



IMMEDIATE OCCUPANCY

2,215 SF IN LINE UNIT

- 16 CHAIR CAPACITY
- WET USE
- 24 HOUR ACCESS
- ROUTE 112 FRONTAGE
- +/- 24,000 DAILY TRAFFIC COUNT
- EXISTING KITCHEN EQUIPMENT
- EXISTING GREASE TRAP SYSTEM
- NEW ADA COMPLIANT BATHROOM
- NEW GAS-POWERED HVAC SYSTEM
- FRONT & REAR ENTRANCE EGRESS
- 9'6" CEILING HEIGHT THROUGHOUT
- TURN KEY RESTAURANT OPPORTUNITY
- TOWN OF BROOKHAVEN & SUFFOLK COUNTY DEPT. HEALTH SERVICES APPROVED

PROPERTY INFORMATION

- 1 MILE SOUTH OF EXIT 64 ON I-495
- .6 MILES NORTH OF SUNRISE HWY

*PROPOSED FLOOR PLAN DOES NOT INCLUDE REFRIGERATION

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