

## SECOND GENERATION RESTAURANT FOR LEASE



4940 and 4948 Fairmont Avenue Bethesda, Maryland 20814

**BUILDING AREA:** 4940 Fairmont Avenue 2,600 square feet.

4948 Fairmont Avenue 6,694 square feet.

**FRONTAGE:** 4940 Fairmont Avenue 25 feet

4948 Fairmont Avenue 75 feet

**RENT:** Negotiable.

**REAL ESTATE TAXES:** 4940 Fairmont Avenue \$16,984 for 2021

4948 Fairmont Avenue \$39,896 for 2021

**FEATURES:** Outdoor Patio 800 square feet (4948 Fairmont)

Commercial Restaurant Kitchen and Infrastructure

Various ceiling heights 10'11' to 11'5'. Twenty Seven Foot Kitchen Hood. Adjacent to public parking structure. Close to Red Line Bethesda Metro Stop.

The Fairmont Avenue Properties can be leased together or separately. The existing kitchen is located in 4948 Fairmont Avenue and 4940 Fairmont Avenue has some kitchen infrastructure. 4948 Fairmont Avenue enjoys an outdoor patio as well as a large banquet and event space.

## FOR FURTHER INFORMATION CALL: TOM CONLEY

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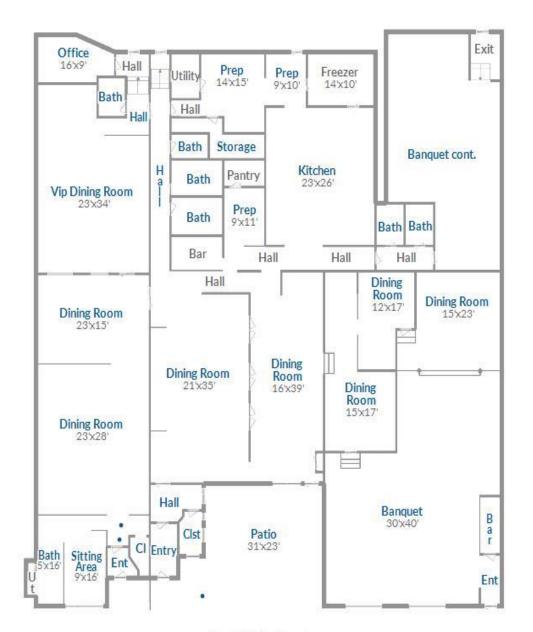
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