

**NYS
SPACE
FINDERS**



TURN KEY BUSINESS FOR SALE

**300-302 MAIN STREET
FARMINGDALE, NY 11735**

PROPERTY HIGHLIGHTS



- **TURN KEY RESTAURANT**
- **120 PERSON DINING OCCUPANCY**
- **40 PERSON OCCUPANCY EVENT SPACE**
 - **CENTRAL HVAC**
 - **10 FOOT HOOD & PIZZA OVENS**
 - **14 BAR STOOLS**
- **11 YEARS REMAINING ON THE LEASE**
 - **WALK IN FRIDGE & FREEZER**
 - **FULL BASEMENT**
 - **REAR MUNICIPAL LOT**
- **8 MINUTE WALK TO THE LIRR**

PROPERTY OVERVIEW

300-302 MAIN STREET, FARMINGDALE

PROPERTY INFORMATION

Section - 47-49

Block - 9701

Lot - 70

BUILDING INFORMATION

Building Sq. Ft. - 3,626

Year Built - 1932/1955

Building Height - 2 Stories

Lot Size - .14 Acres

Tenancy - Multiple

ZONING INFORMATION

Zoning - D-MU

Municipality - Village of Farmingdale

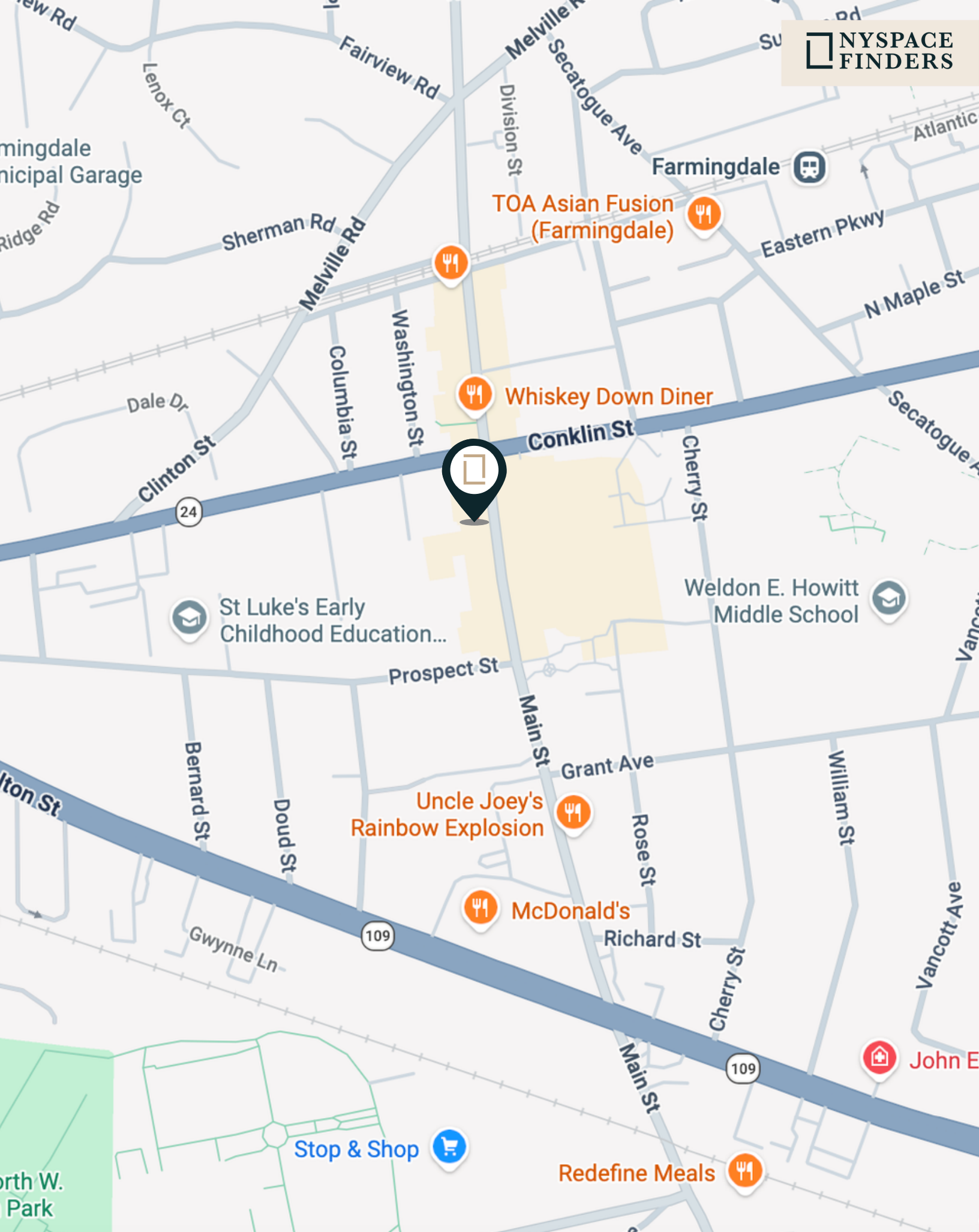
Parking - Rear Municipal Lot

PRICING

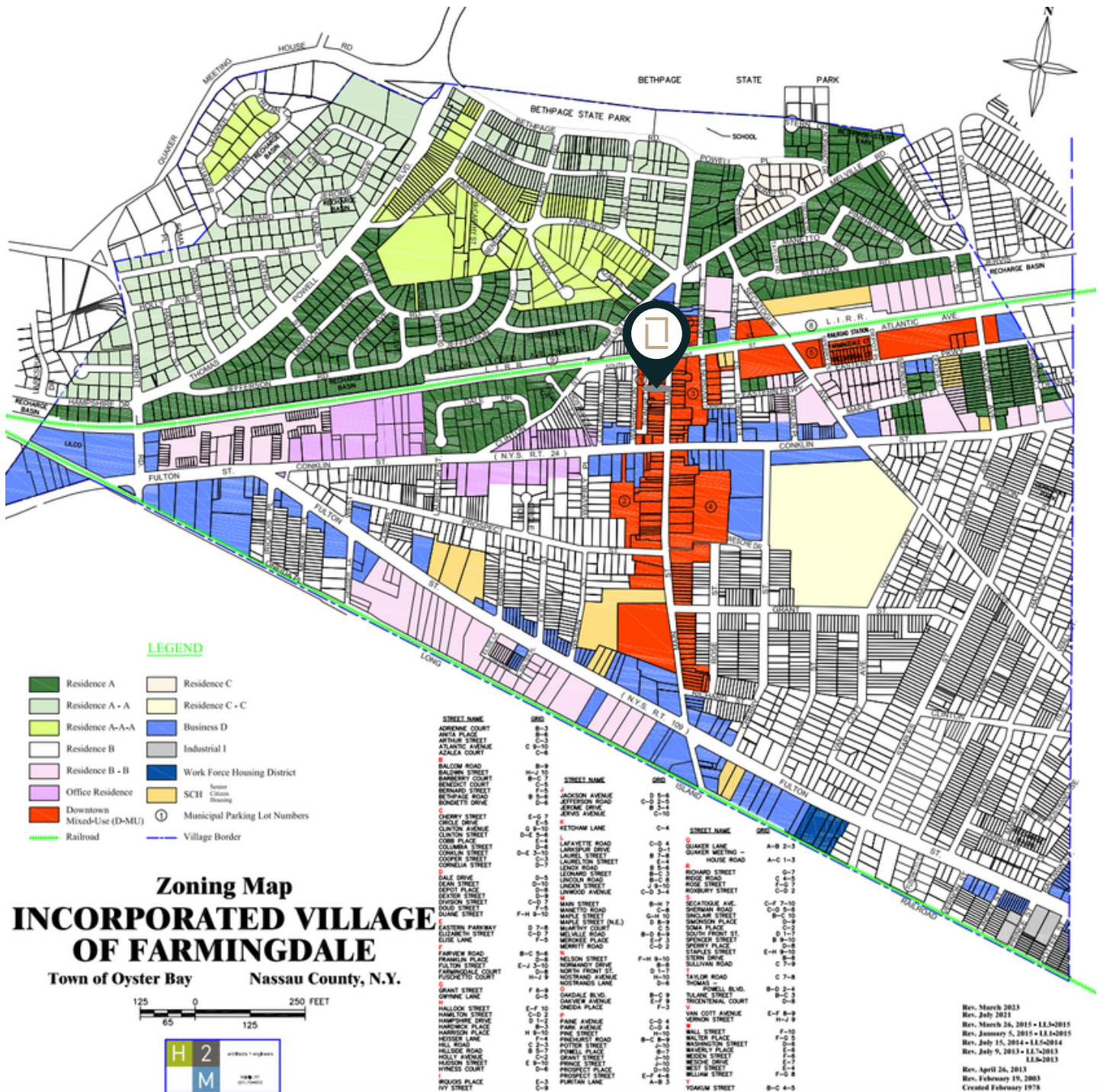
Key Money - \$600,000.00

Rent - \$9,677

Lease - Modified Gross



ZONING

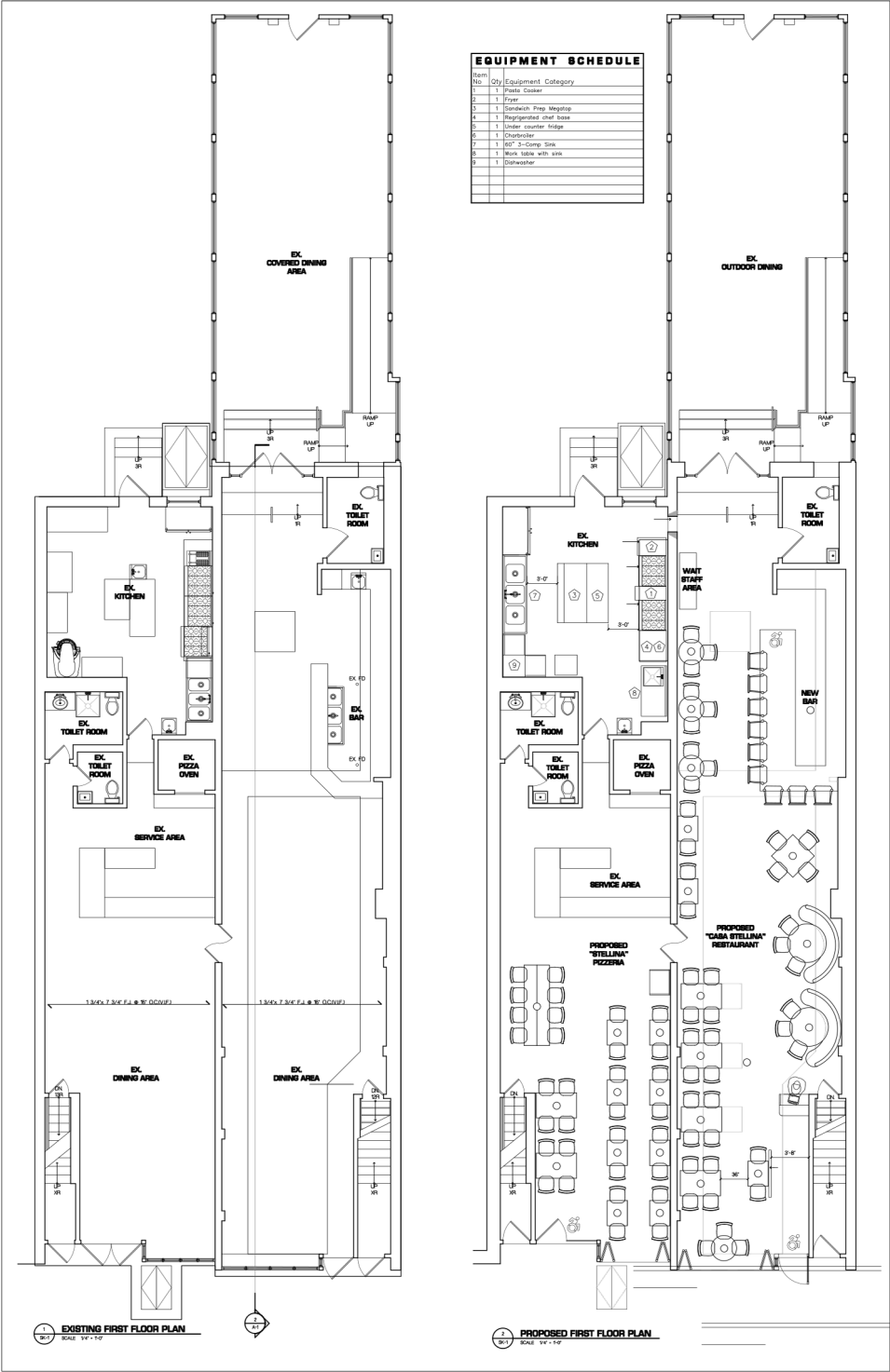


Rev. March 2023
Rev. July 2021
Rev. March 26, 2015 • I.L.3-2015
Rev. January 5, 2015 • I.L.1-2015
Rev. July 15, 2014 • I.L.5-2014
Rev. July 9, 2013 • I.L.7-2013
I.L.8-2013
Rev. April 26, 2013
Rev. February 19, 2003
Created February 1978

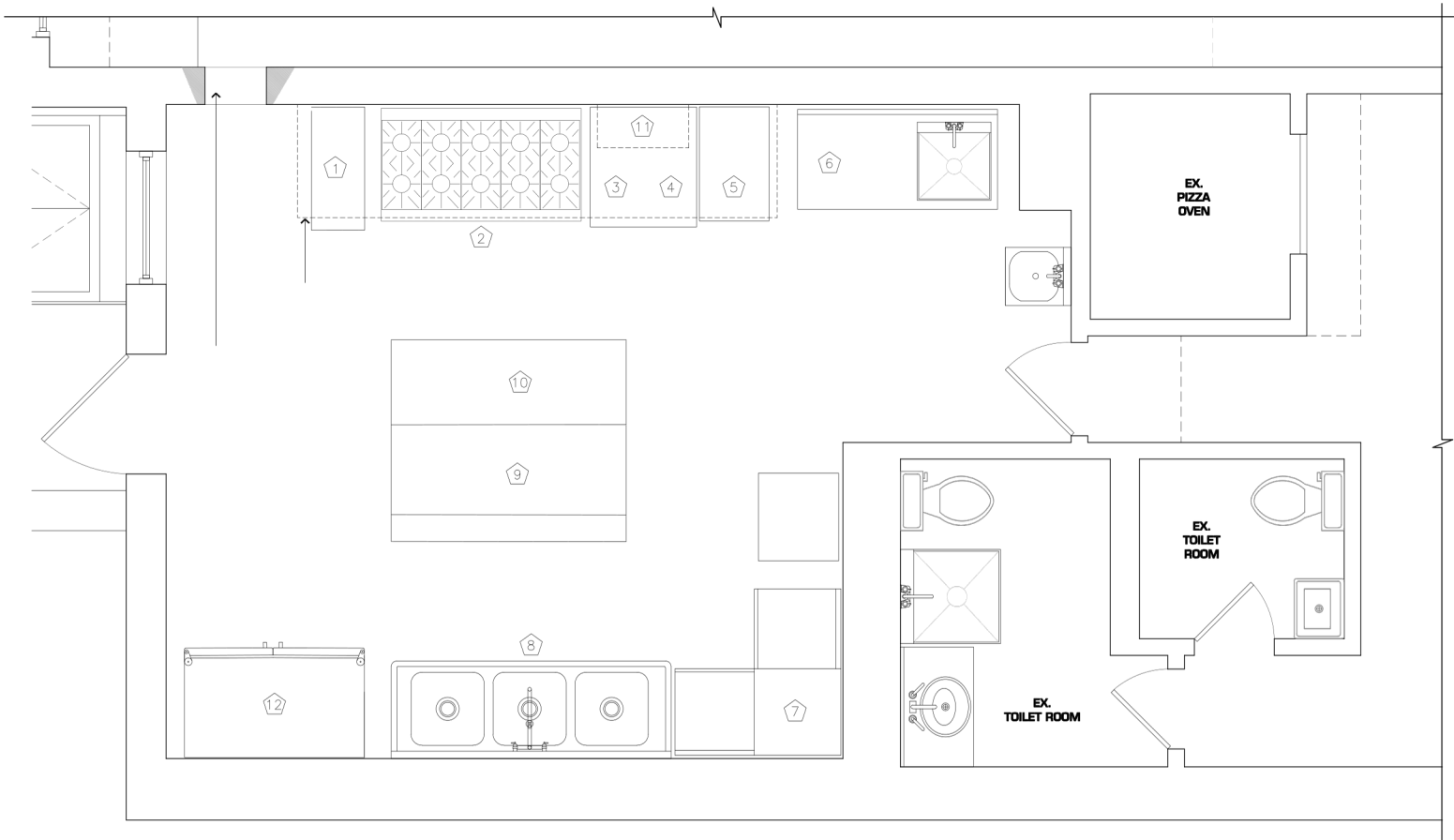


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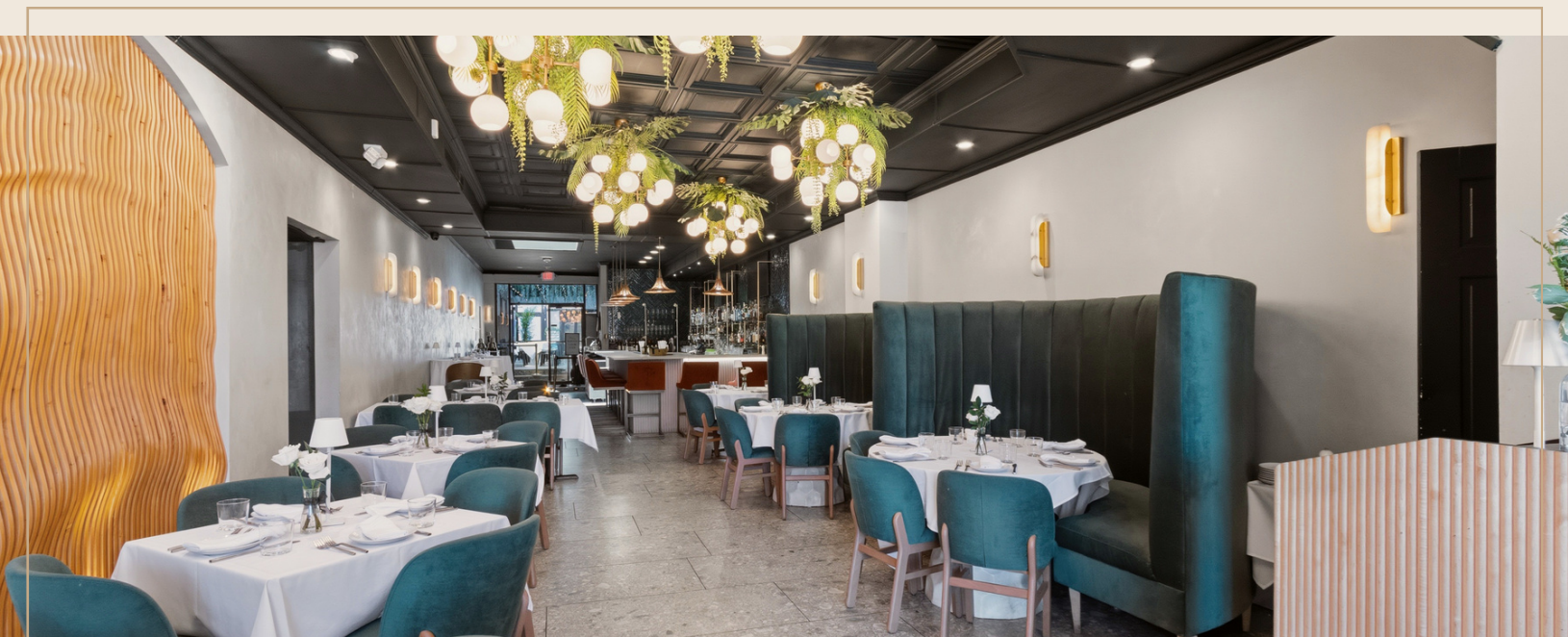
FLOOR PLAN



FLOOR PLAN



1
A-200
ENLARGED KITCHEN PLAN
SCALE: 1/2" = 1'-0"









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