

For Sale

Prime Fully Built-Out Restaurant

**Brown
Harris
Stevens** **Bold
Honest
Smart**

951 State Route 17B, Bethel, New York 12720



For Further Information Contact:

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Brown Harris Stevens Commercial Real Estate, LLC

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The foregoing is based on information obtained by BHS and believed to be reliable but no guarantee is made to its accuracy. No guarantee whatsoever is made as to the timing, amount or certainty of any sales projections or investor returns, which will depend on market conditions, project expenses, sales prices and other variables not presently ascertainable.

LOCATION:

Section 38 Block 2, Lot 63

PLOT SIZE:

.91 Acre

BUILDING SIZE:

3,871 square feet

DESCRIPTION:

- Move-In Condition
- Public Assembly Permit for 120 People
- Dining Rooms
- Bar
- Office
- Outdoor Patio Area
- 4 Bathrooms
- Water View

PARKING:

Building lot – 30± cars

HEAT:

Oil/ Hot Water

UTILITIES:

- 2 Central A/C Units
- 2 Split HVAC Units
- 4 Meters

REAL ESTATE TAXES:

\$17,000±

PURCHASE PRICE:

- Upon Request
- Owner Financing Possible

COMMENTS:

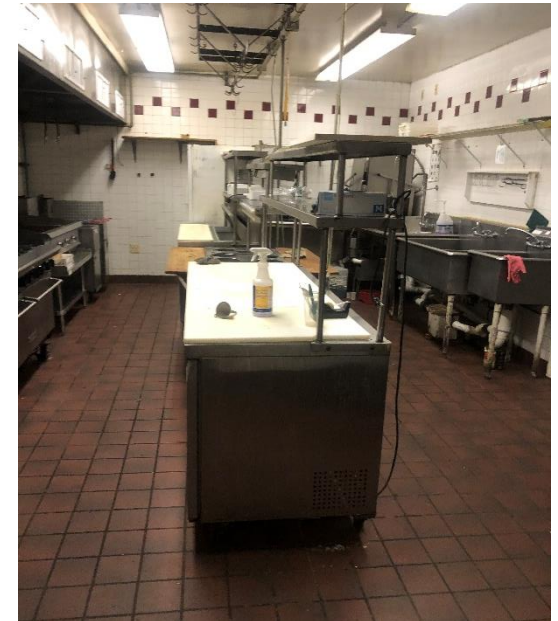
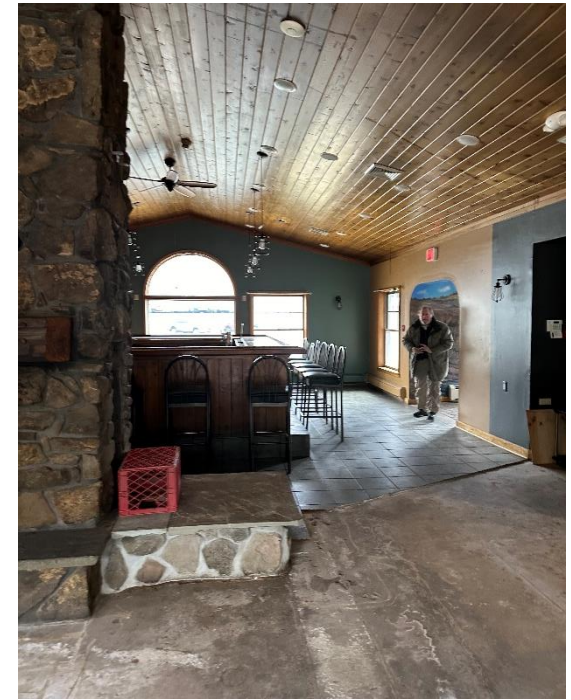
- Excellent visibility & signage
- Open for Breakfast, Lunch, & Dinner

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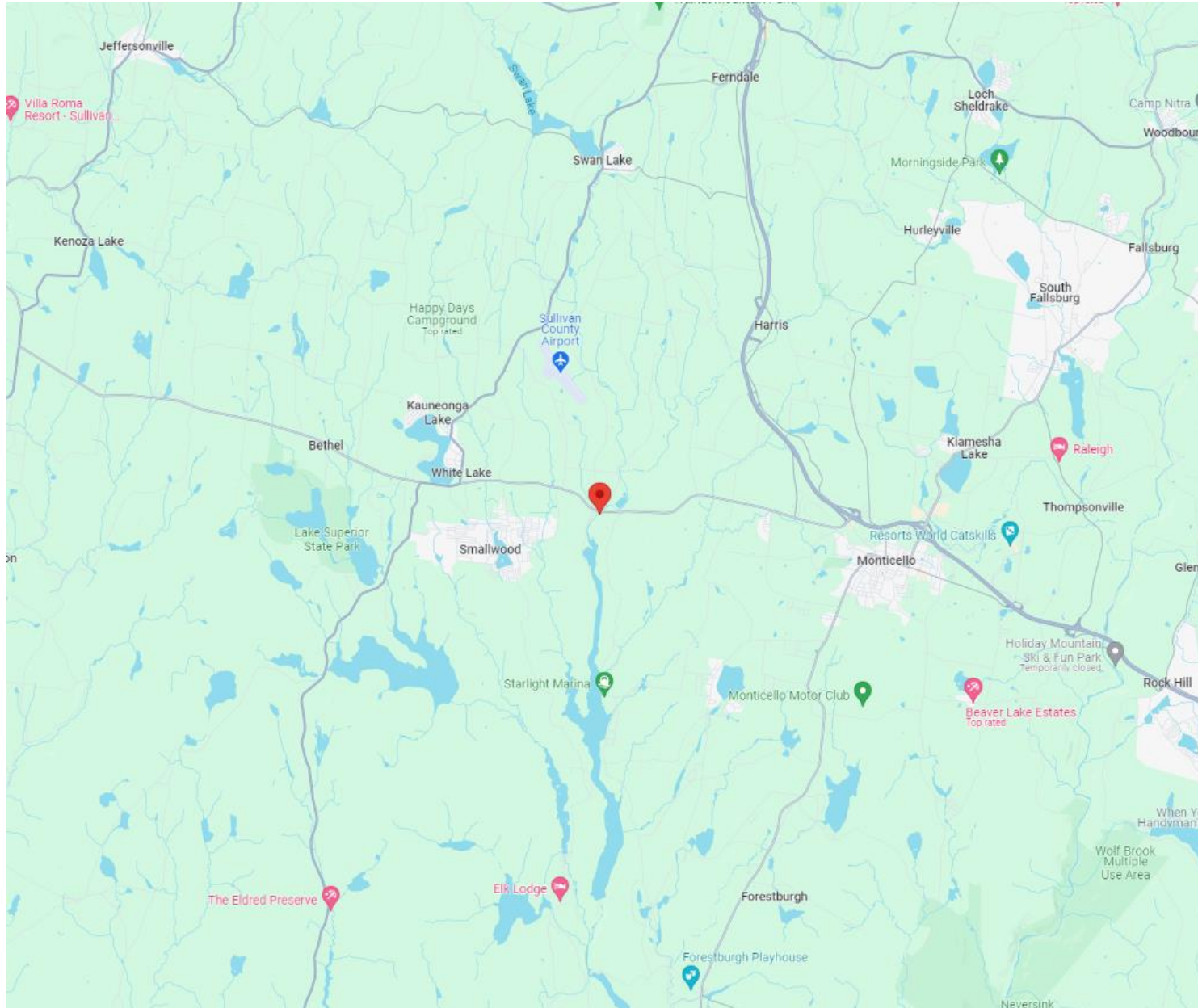


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Locator Map

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