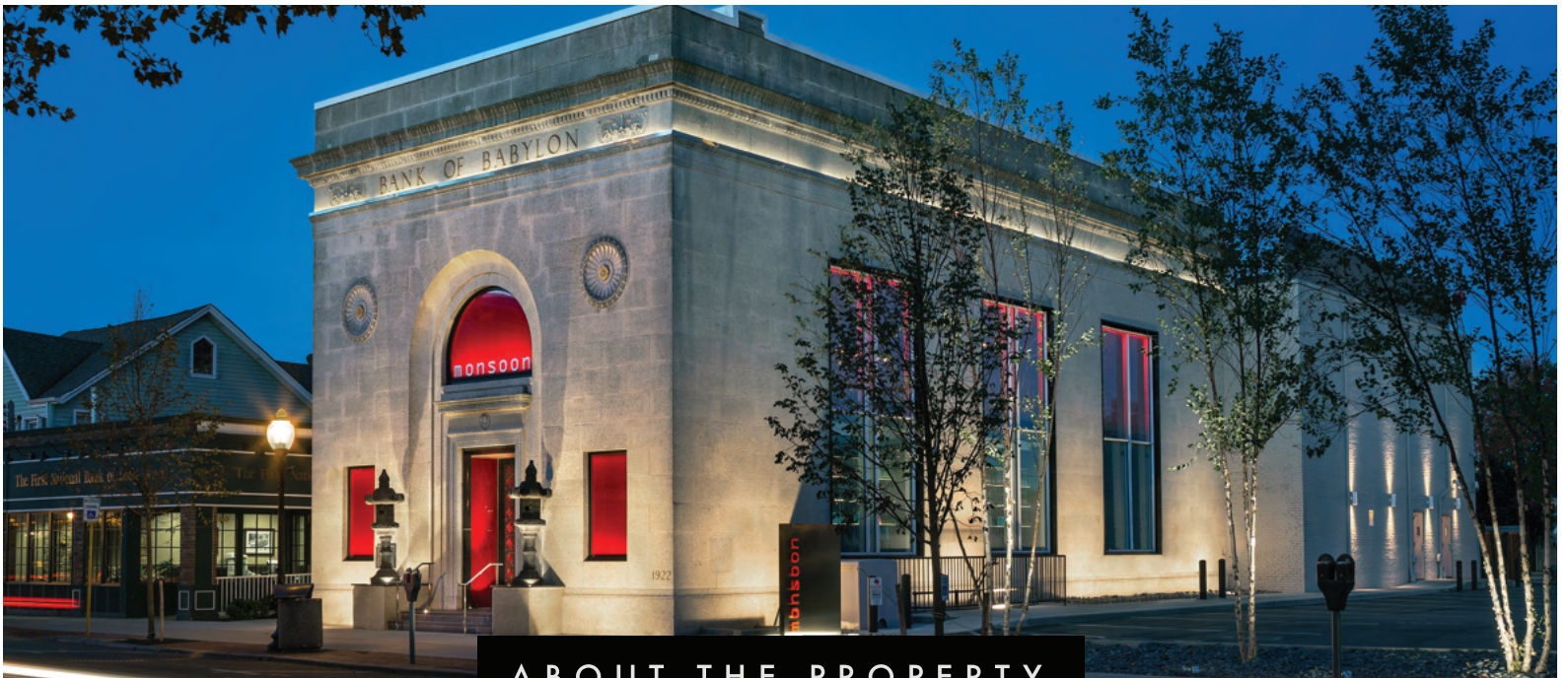


48 DEER PARK AVE

BABYLON, NEW YORK 11702



ABOUT THE PROPERTY

- FORMER BANK BUILDING THAT WAS COMPLETELY CONVERTED TO A TOP OF THE LINE RESTAURANT IN 2012
- OCCUPANCY OF OVER 240+ SEATS WHICH INCLUDES PRIVATE DINING ROOMS ON THE FIRST FLOOR AS WELL AS PRIVATE DINING/CHEFS ROOM OVERLOOKING MAIN KITCHEN ON THE SECOND FLOOR.
- PREP/ STORAGE AREAS ON ALL THREE LEVELS OF THE BUILDING
- MEN'S AND WOMEN'S BATHROOMS ON BOTH FIRST AND SECOND FLOORS
- OVER 1.2 MILLION DOLLARS INVESTED IN LIGHTING AND SOUND ALONE
- OVER 12,000 SQUARE FEET WHICH INCLUDES A FINISHED BASEMENT FOR PREP, COOKING, WALK-IN BOXES, OFFICE, UTILITIES, STORAGE, LIQUOR ROOM, AND A FULL SERVICE ELEVATOR THAT GOES TO ALL THREE FLOORS OF THE BUILDING.
- MORATORIUM ON RESTAURANTS WITH OVER 20 SEATS IN THE VILLAGE OF BABYLON MAKES THIS AN INCREDIBLY RARE OPPORTUNITY
- PROPERTY TAXES: \$91,413 (INCLUDES VILLAGE TAXES)

JAKE GUADAGNO

JAKE@MOGILREALTYGROUP.COM | 631.513.7998

8 SAXON AVE, SUITE C, BAY SHORE, NY 11706

