



Available for Lease or Sale



Lease Price  
\$16,500/month\*

\*Includes Base Taxes & CAM  
(plus key money \$600,000)

Building & Restaurant  
Purchase Price  
\$2.8m\*

\*Includes all inventory

17 Hillside Avenue  
Williston Park, NY 11596

Beautiful Building, Bar & Restaurant

- 3 story, 4,500 sf (1,500 sf/floor)
- Classic, ideal bar & restaurant, w/private catering room
- Restaurant was totally gutted in 2021
- Furniture, fixtures & equipment are brand new
- State of the art industrial kitchen
- Elevator servicing 3 floors
- New roof
- 5 new A/C units
- Seating – Indoor: 1st Floor 60+, Upstairs 70+, Outdoor: 40+
- Ample Parking- 2 municipal parking lots directly behind Williston's
- Parking on both sides of the 1 Way Street, Pennsylvania Ave.

No representation is made as to the accuracy of the information furnished herein and same is submitted subject to errors, omissions, change of prices, rental, or other conditions, prior sale, lease, sublease, and/or withdrawal without notice. While every attempt is made to ensure accuracy, the floor plan(s) is for guidance only. The measurements, dimensions, specifications, and other data shown are approximate and may not be to scale. We assume no responsibility for the accuracy of the floor plan(s) or for any action taken in reliance thereon. The floor plan(s) do not create any representation, warranty or contract. All parties should consult a professional, such as an architect, to verify the information contained herein. The furnishing of this information shall not be deemed a hiring. A commission in accordance with our principal's schedule of rates and conditions will be paid to the procuring Broker who executes our or our principal's brokerage agreement, subject to a fully consummated transaction upon terms and conditions acceptable to our principal. Colliers International NY, LLC

Accelerating success.



2<sup>nd</sup> Floor catering room



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