

Ardsey | New York  
473 Ashford Ave

+/- 825 SqFt

**FIAMMA**  
PIZZA - GELATO - ESPRESSO



**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE  
GROUP

COMMERCIAL DIVISION

ASKING \$125,000  
BUSINESS ONLY  
**Owner Financing Available!**

# PROPERTY HIGHLIGHTS

**Turnkey, Fully Built-Out Operation;** move-in ready pizzeria with full kitchen, equipment, ventilation, and dining layout—no build-out required.

**Prime Location with Foot Traffic & Parking;** high-visibility site with strong foot traffic and convenient parking—ideal for dine-in, takeout, and delivery.

**Affluent, Expanding Customer Base;** located in a growing, diverse, and high-income area with steady demand for casual dining.

**High Profit Potential** low food costs and steady demand make pizza one of the most profitable restaurant models.

**Resilient Business Model** pizza is a reliable, in-demand option across all economic conditions.

**Strong Delivery & Takeout Demand** takeout is a staple for local consumers, driving consistent off-premise sales.



**Supportive Business Environment;** operators report stable or rising sales, and tourism boosts local dining revenue.

**Thriving Local Food Scene;** Westchester's vibrant dining culture draws locals and visitors seeking quality food experiences.

**Menu Growth Opportunities;** increase revenue with appetizers, desserts, and dietary-friendly options like vegan or gluten-free offerings.

## Area Highlights

Large Seating Area With Over 20 Spots!

Affluent, family-oriented community provides frequent customers with strong disposable income.

Loyal local residents support small businesses, driving repeat business and word-of-mouth referrals.

School functions and youth sports generate consistent large group orders and catering opportunities.

Local events and festivals offer added visibility and lucrative catering opportunities.

Close proximity to NYC provides easy access to suppliers, talent, and a broader customer base.



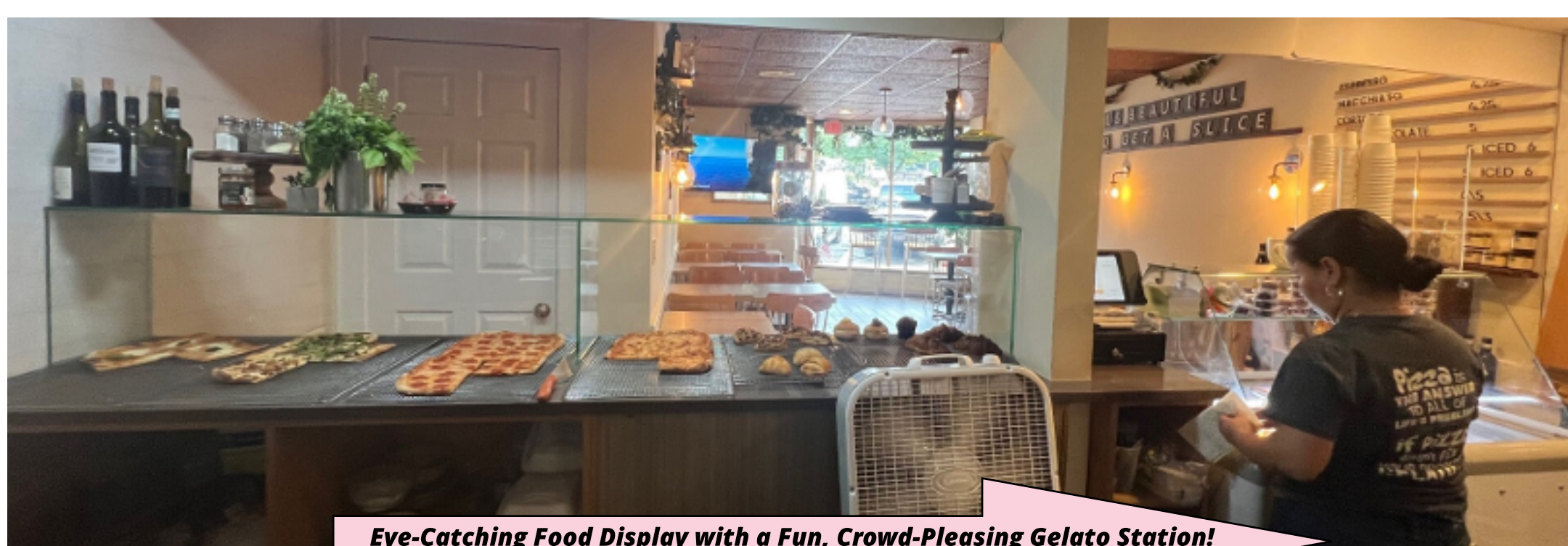
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### ***INCLUDED WITH PROPERTY***

- *Fully Functional Kitchen*
- *Ansul Hood System*
- *Hooded Stove top with Burners*
- *Pizza Making Station*
- *Pizza Ovens*
- *Fridge/Cooler*
- *Large cooler for supplies/ Ingredients*
- *All renovations and systems are fully certified and code-compliant*
- *Updated gas and electric utilities (Con Edison blue card certified)*
- *New windows in the kitchen area*
- *Upgraded fryer and exhaust system – fully up to code*



***Eye-Catching Food Display with a Fun, Crowd-Pleasing Gelato Station!***



## PROPERTY INFORMATION

Christie's International Real Estate – Commercial Division is pleased to present this fully renovated, fully operational pizzeria in the heart of Ardsley! Located at 473 Ashford Ave, this turnkey business is ready for immediate operation – perfect for restaurateurs or investors seeking a hassle-free start.

For additional details or to arrange a private showing, please contact our office.



# LOCATION

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Our Commercial Real Estate Division is the fastest-growing brokerage in the Tri-State area, serving New York, New Jersey and Connecticut, with over 35 locations locally, our network includes over 1200 agents dedicated to delivering exceptional service. Christie's global presence is in 46 countries, 246 U.S. offices.

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