



Prime Restaurant Opportunity  
Owner-User Eligible

46 Woodcleft Avenue Freeport, NY 11520

**Price-Break: ~~\$1,249,999~~—\$999,999**

**\* Seller financing available**



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## PROPERTY NARRATIVE

ERG Commercial Real Estate is proud to present a prime retail restaurant property in the heart of The Nautical Mile in Freeport, NY. This highly desirable waterfront destination is renowned for its lively dining scene, making it an excellent opportunity for an ambitious restaurateur or a savvy investor seeking a long-term asset.

For over 35 years, this property has operated as a well-established steak and seafood restaurant, earning a reputation as one of Long Island's premier dining establishments. It offers an ideal location for those looking to launch their own restaurant in a popular culinary hub known for diverse cuisine offerings.

Investors also have the opportunity to lease the space while holding the property for long-term ownership. The property includes parking for 18 vehicles—2 in the front, 5 in the back, and 11 on a leased parcel from a neighboring owner.

Spanning two floors, the main dining area (2,088 SF) accommodates 14 tables and 59 chairs, while the second floor (1,428 SF) includes employee rooms and storage. Additionally, a separate back cabin (380 SF) on the parking lot serves as a fresh produce storage area.



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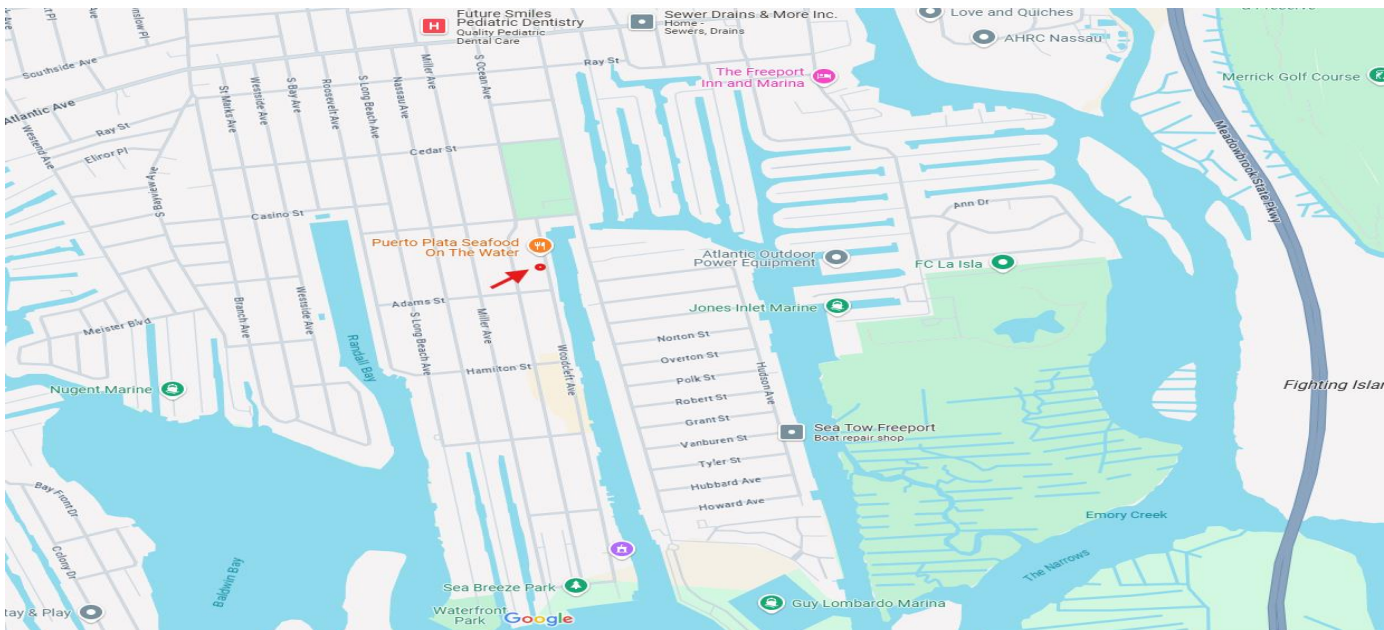
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### Property Information

|                |   |
|----------------|---|
| Block & Lot    | 62-173-317                                      |
| Lot Dimensions | 93.5' x 80.3'                                   |
| Lot Size       | 7507 SF   |
| Building Class | Restaurant, Full Service and Beverages (421.14) |
| Building Size  | 3516 SF   |
| Year Built     | 1945  |
| Zoning         | Marine Industrial (I)                           |
| Stories        | 2   |
| Taxes (24/25)  | \$23,231  |

### PROPERTY HIGHLIGHTS

- ✦ **Turnkey Restaurant Space** perfect for immediate operation or rebranding
- ✦ **Two-Story Layout:**
  - ✦ **Main Floor**-Features a spacious dining area with **14 tables and 59 chairs**
  - ✦ **Second Floor**- Includes office space and storage
  - ✦ **Additional Rear Building**- Used for extra storage and refrigeration
- ✦ Property has 18 vehicle parking spaces and is near freeport municipal parking lot
- ✦ Established local demographic of 44,873 people
- ✦ Nestled in The Nautical Mile, a popular dining and entertainment district. With heavy foot traffic during



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## RESTAURANT PHOTOS



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**PARKING LOT**



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