

# ICONIC RESTAURANT FOR SALE



394 City Island Avenue



**FEINBERG BROS. AGENCY, INC.**

31 BEDFORD PARK BOULEVARD, BRONX, NEW YORK 10468 • (718) 933-1800

**TOM CISCO**

Cell (914) 393-9415





## Restaurant Highlights

- Rare opportunity to own one of the most iconic restaurants in City Island and the Bronx
- Easily accessible from Manhattan and all Boroughs
- Three separate dining rooms all available for private functions
- Indoor seating capacity for 200 plus guests
- Full service bar/lounge
- Includes outdoor seating for up to 40 guests
- Open corner location with excellent visibility
- Includes attached private parking lot for up to 25 cars
- Fully equipped modern operating commercial kitchen
- Fully equipped kitchen includes 2 walk in boxes,  
1 walk in freezer box, 2 cooking prep lines
- Rear kitchen entrance for deliveries
- Gross revenue provided upon request

## Property Highlights

- Portfolio of two contiguous lots totaling over 11,000SF
- Over 5,000SF of building
- R3A zoning
- Property taxes of approximately \$55,000/year
- Includes rental income from upper level apartment
- Additional information provided with signed confidentiality agreement

**394 CITY ISLAND AVENUE  
BRONX, NEW YORK 10465**

All information furnished regarding property for sale, rental or financing is from sources deemed reliable; but no warranty or representation is made to the accuracy thereof and same is submitted subject to errors, omissions, changes of price rental or other conditions prior sales, sales, lease or withdrawal without notice.





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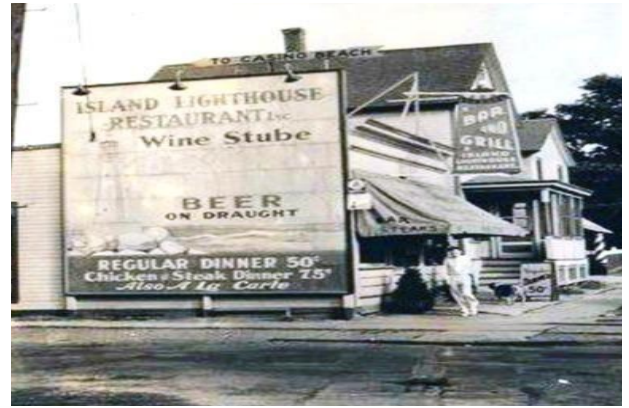
## ***Rare Opportunity to Purchase One of Iconic Restaurant Locations in City Island and the Bronx***

*A piece of culinary history in the well-established City Island community*

For over a century, 394 City Island Avenue, has earned its spot as a premier restaurant in the nautical community of City Island in the Bronx, NY. As with all stories, Artie's story has grown richer over time. If walls could talk the stories it would have to share; now is the opportunity to continue the rich culinary tradition of this dining destination.

### **Quaint, Nautical Vibes a Short Ride from Manhattan's Hustle and Bustle**

While still considered part of NYC, City Island, offers an escape from the hustle and bustle of soaring skyscrapers and seas of taxis. In just under an hour you'll be transported to a quaint and charming community in the Bronx, New York. City Island found its niche in the maritime and oyster industries. The seafood legacy continues today, with numerous restaurants dotting the island, attracting visitors from all over to enjoy fresh, local catches. City Island has a unique architectural charm, with many buildings reflecting its maritime heritage. City Island Avenue, which spans the 1.5-mile-long island, is lined with unique shops, galleries, and restaurants, giving it small-town vibes, which is uncommon in the City. Its picturesque waterfront, historic landmarks, and vibrant seafood scene make it a hidden gem in the Bronx, offering a charming escape from the hustle and bustle of city life.



### **The Island Lighthouse Restaurant A Well-Known Dining Destination Since the early 1900s**

In its early years, the Island Lighthouse Restaurant was renowned for its fresh seafood and picturesque views. The restaurant's name is a tribute to the island's nautical history. While the exact date is not documented, The Island Lighthouse Restaurant transformed and was rebranded as The Manor.

### **From the 1950s to Today, Artie's Is a City Island Treasure**

Fast-forward to the late 1950s when a local City Island family opened Artie's Pizza, located at 246 City Island Ave and operated there until the early 1960s. Then – for nearly five decades – the family entered a new era when they located their existing business growing it into a full-service Italian and seafood dining destination at the corner of Ditmars Street and City Island Avenue. Over the past 65 years, Artie's has become more than just a restaurant; it's a cherished part of the City Island community. Whether you're a local or a visitor, Artie's offers a warm, welcoming atmosphere and a dining experience that

keeps patrons returning generation after generation

### **Be a Part of History: Once in a Half-Century Chance to Own a Piece of Culinary History and Continue the Tradition**

Each iteration of this successful restaurant corner has contributed to the vibrant and diverse dining culture of City Island. Today, Artie's continues to honor the traditions of its predecessors while offering a modern and inviting atmosphere that makes it a cherished community landmark. Whether savoring a classic dish or exploring new culinary creations, patrons can appreciate the enduring commitment to quality and service that has defined this iconic establishment for decades.

City Island Maritime Museum  
Artie's Steak and Seafood  
City Island Chamber of Commerce  
City Neighborhoods  
National Trust for Historic Preservation

