

## 305 Main Street, Beacon, NY

Fully Equipped Bakery/Café/Restaurant/Bar

986 sq. on each floor. full height basement. Indoor and Outdoor Seating. All wood, steel and glass façade. Great Visibility and signage opportunities. Excellent location. Covered rear terrace.



Over head exhaust hood , woodfired/electric copper faced stone oven , walk in cooler , grab n go cooler, new large vulcan 5' griddle , conventional oven and large refrigerated sandwich table , kettle boiler , croissant making machine etc,

The large Escher dough mixer on lower level can be bought or rented.  
Amazing 50 ' long mural made up of cracked pottery shards and found  
objects, reminiscent of famed Catalan ( Spanish) architect, Antonin Gaudi.

\$4000 a month. Triple Net.

1 free month up front. 2<sup>nd</sup> Free Month at the end of Year 3.

Initial Three year term. Two Five Year Options to Renew.

3 % Annual Increases beginning in year 4.

\$100,000 Key Money

Taxes are +/- \$14,500 ( exact figures will be provided )

Listing Agent: Daniel Aubry 917 647 6823

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