For Sale: COMMERCIAL REAL ESTATE FOR Sale: Newly Renovated Restaurant

\$2,400,000 91 Howells Road Brightwaters, Suffolk County

New York, 11718

Property Details	
Sec-Block & Lot	1-2-16
Lot Dimensions	272ft x 71ft Irr
Lot Size	25,265 (.58 acres)
Building Dimension	Bldg 1. 48.6ft X 54ft Bldg2. 39.9ft X 47.9ft
Building SF	8,425 SF
Year Built	1926
Zoning	Sunrise Business District
Taxes	\$62,000

ERG Commercial Real Estate has been retained to arrange for the sale of 91 Howells Road, Brightwaters, NY 11718. Located on the highly traveled service road of Sunrise highway, this property consists of two structures, a 6,261Sf **Turn Key, fully renovated, vacant** Restaurant and a 2,164Sf two story structure with a two bedroom newly renovated apartment on the second floor. The apartment is currently bringing in \$1,800/mo. The two structures sit on just over 25,000SF of land with over 50+ parking spots. The property has easy access to major highway transportation and see about 90,000 cars HWY and 15,000 cars Local per day.

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All information furnished here is deemed reliable, however it is submitted subject to errors, omissions, change of terms and conditions, prior sale or withdrawal without notice. We do not represent or guarantee the accuracy of any information contained herein and we are not liable for any reliance there on. Thus any prospective purchaser should independently verify all items deemed relevance to its due diligence enquiry with respect to the property, notwithstanding that the sender believes information be true and/or reasonable.



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