



For Sale: Babylon Village Bar & Restaurant

458 & 470 Fire Island Avenue, Babylon, NY 11702

Asking Price: \$2,500,000



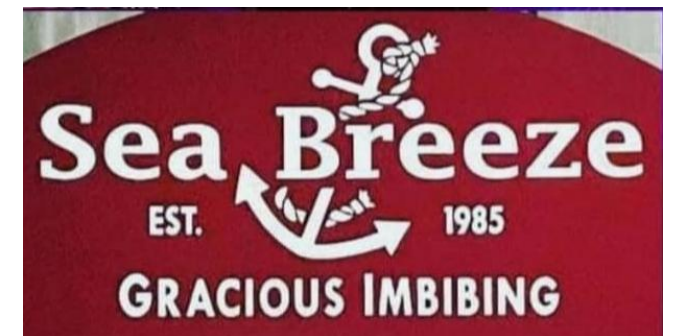
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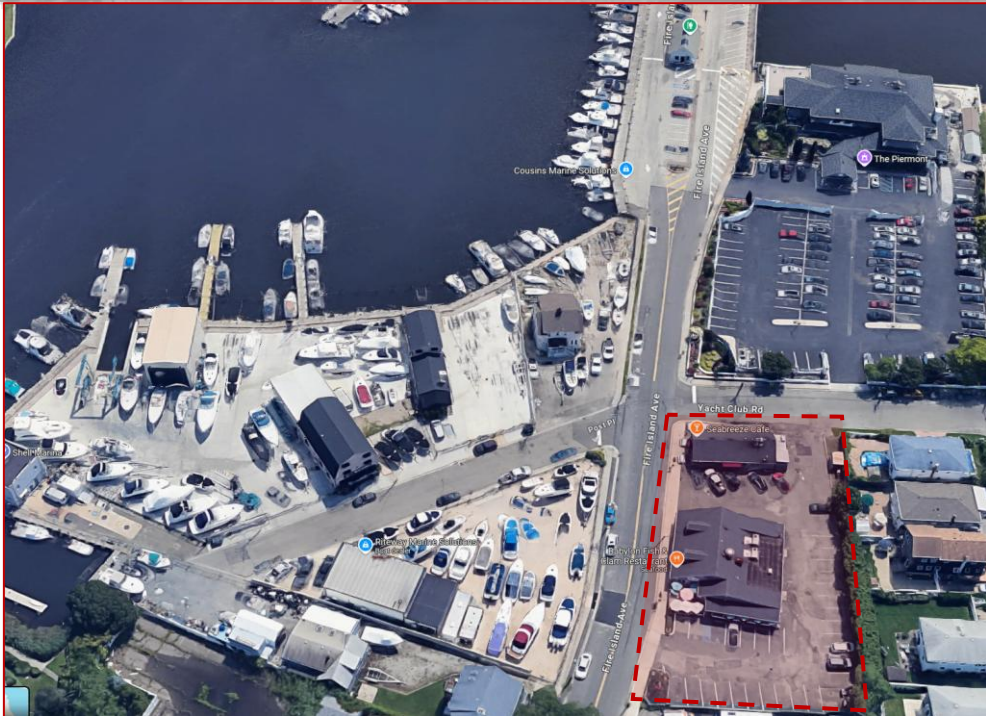
PROPERTY NARRATIVE

458 & 470 Fire Island Avenue is a two building corner property located near the waterfront in the thriving Village of Babylon in Suffolk County, Long Island. The two properties total 5,000 Sf and sit on over half acre lot equipped with 47 parking spots. 458 Fire Island Avenue is currently owner-occupied by Babylon Fish and Clam Restaurant. The restaurant is 3,660 sf with large dining area with indoor and outdoor seating, fully equipped kitchen, and a fish market. They have been in business since 1967 under the same ownership. 470 Fire Island Avenue is currently owner-occupied by Seabreeze Cafe. The bar is 1,350 sf with full bar, walk-in refrigeration and all necessary appliances. Seabreeze Cafe has been in business with same ownership since 1985. The property is located on the main corridor of Fire Island Avenue, a short distance from Babylon Village's vibrant Main Street and is located adjacent to The Piermont, Tre Palms, The Village Dock, The Village Pool and The Bridgeview, a waterfront condo development. This property provides a great opportunity for an owner occupier or investor to purchase a well-known business and property with a long history and strong foundation in one of Long Island's premier villages.



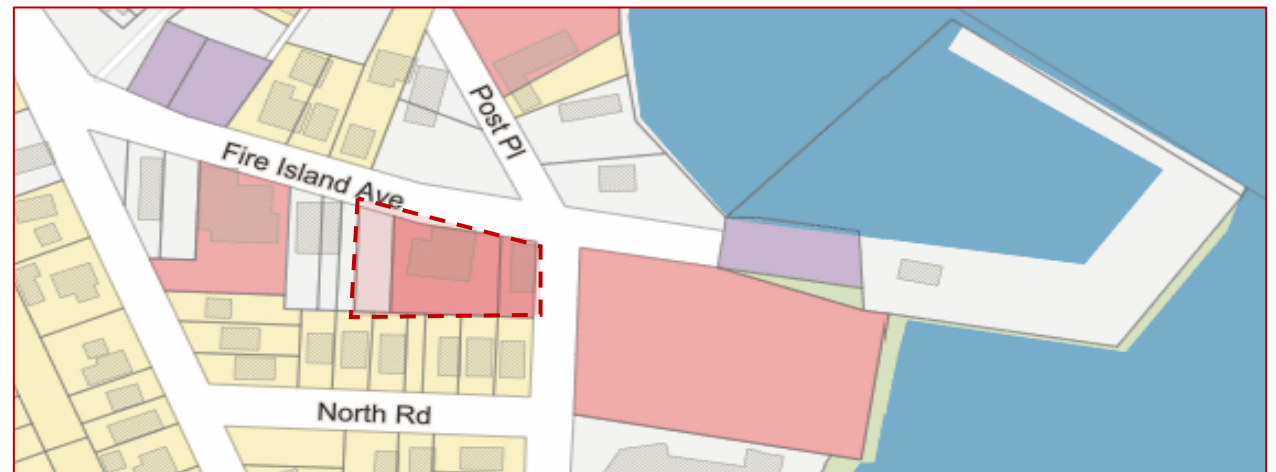
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- Turnkey Bar and Restaurant including two buildings and vacant lot
- Over Half Acre lot with Ample Parking -47 spots
- Long term ownership- operating for almost 60 years
 - Babylon fish& Clam – 1967
 - Seabreeze Café- 1985
- Located on main corridor to Babylon's water front, Close proximity to Babylon Villages vibrant main street.
- Located next to The Piermont, Tres Palms, The Babylon Village Dock, The Village Pool and The Bridgeview, a waterfront condo Development.

Location:	Suffolk County	City:	Babylon Village
Sec-Block-Lot:	19-3- 27/30/31	Zoning:	R-3A
Building SF:	5,000	Acres:	.521
Total Lot:	22,695 SF	Taxes	\$37,448



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