

UNIQUE OPPORTUNITY!

# South Shore Restaurant for Lease



## 38 West Main Street Patchogue, New York

### OFFERING SUMMARY

Lease Rate	Call for Pricing
Size	3,200 SF

### Formerly Flo's Luncheonette

Beautiful 64 seat restaurant located on one of Long Island's most successful south shore main streets in Suffolk County.

Turn-key ready! Comes with a fully equipped kitchen, a trendy bar, an updated surveillance system, an Upserve Tablet POS System, a dual zone stereo system, six (6) flat screen TV's just to mention a few items of this fully loaded restaurant. A great location with great access and plenty of municipal parking with both front and rear entrances. Total occupancy is 78.

Equipment and furnishings available for sale.

**Offering a ten (10) year lease with an additional five-year option.  
Only experienced, successful restaurateurs need apply.**

**Please call listing agent for pricing, leasing information and to schedule a private showing.**

For more information

**Mario Vigliotta**

O: 631 761 9402 | C: 631 807 6734  
mvigliotta@nailongisland.com



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

1601 Veterans Memorial Highway, Suite 420  
Islandia, NY 11749  
631 232 4400 tel  
[www.nailongisland.com](http://www.nailongisland.com)

# Unique Opportunity



**NAI** Long Island

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

1601 Veterans Memorial Highway, Suite 420  
Islandia, NY 11749  
631 232 4400 tel  
[www.nailongisland.com](http://www.nailongisland.com)

# Prime Location

