

FORMER MERITAGE WINE BAR · FULL-SERVICE RESTAURANT

# Turnkey restaurant, *open in 30 days.*

Fully permitted, fully built, ready to operate. Walk in, set your concept, and pour the first glass — skip the \$300K+ build-out and the 6–18 months of permitting a ground-up restaurant demands.



## Monthly occupancy

MODIFIED GROSS · 5-YEAR TERM

Base Rent	\$11,500 / mo
CAM – Common Area Maintenance	\$2,580 / mo

TOTAL MONTHLY  
OCCUPANCY COST

# \$14,080 /mo

TENANT PAYS UTILITIES · \$30.66/SF/YR BASE · ~\$37.55/SF/YR ALL-IN · AVAILABLE NOW



**John Magnani**

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MOVE-IN READY

# What you're getting

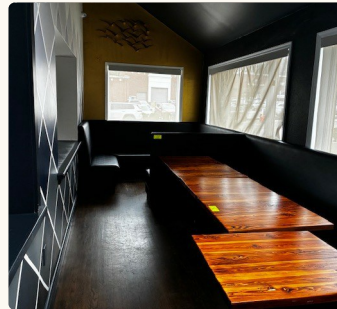
- ✓ All restaurant permits in place — operate from day one
- ✓ Commercial kitchen already built out
- ✓ Full bar, built and ready to stock
- ✓ Main dining room — seats 80–113
- ✓ Private-event & banquet space
- ✓ Full basement for storage & prep
- ✓ Plenty of off-street parking nearby
- ✓ Sidewalk frontage for outdoor seating
- ✓ High-visibility downtown corner location



THE BAR



MAIN DINING



PRIVATE ROOM

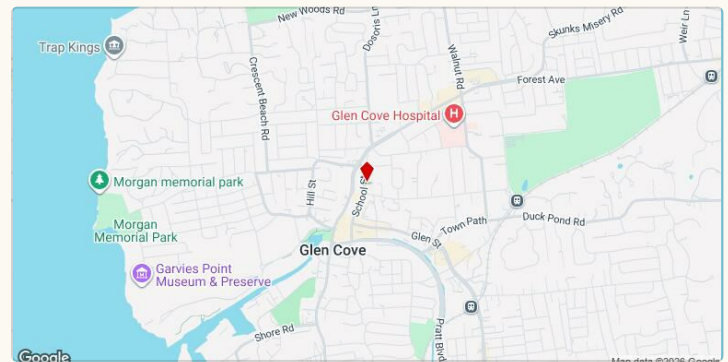


STREET FRONTAGE

## PROPERTY FACTS

Rental rate (base)	\$30.66 /SF/YR
All-in occupancy	\$14,080 /mo
Service type	Modified Gross
Lease term	5 years Options of five-year renewal available
Gross leasable area	4,500 SF
Property subtype	Restaurant / Retail
Year built	1955 Fully renovated 2020
Date available	Now

## THE LOCATION



A high-visibility corner in **downtown Glen Cove**, minutes from Glen Cove Hospital and the growing **Garvies Point** waterfront district — an established dining corridor with an affluent North Shore catchment.

**Permitted space like this  
doesn't sit long.**

Showings this week. Call to walk the space and talk terms — and ask about move-in incentives.

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