

HOULIHAN & O'MALLEY

REAL ESTATE SERVICES

133 PARKWAY ROAD, BRONXVILLE, NY 10708

- Fully built-out renovation in 2022
- Furniture and Fixtures in very good condition
- 10 Year Lease Term
- Located in a shopping mall that gets high Daily Traffic Count
- 1/4 mile from Greenwich, CT



Restaurant/Bar
538 Willet Avenue
Port Chester, NY 10573

Key Money \$125,000

<u>Demographics:</u>	<u>1 mile</u>	<u>3 miles</u>	<u>5 miles</u>
Population	30,800	77,378	43,957
Total Households	11,240	20,326	50,013
Average H.H. Income	\$256,035	\$256,035	\$304,774

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538 Willett Avenue, Porchester, NY



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REAL ESTATE SERVICES

133 PARKWAY ROAD, BRONXVILLE, NY 10708

Fully Built out Restaurant Space FOR LEASE

Location: 538 Willet Avenue, Port Chester NY 10573

Type of Business: Fully built out bar and restaurant.

Size: First Floor: Bar, Restaurant and Kitchen: 2,7000 +/- SF
Basement: Partial Basement for storage.

Allowable Occupancy: 149 people: 61 Seats, 15 Bar Stoles and 73 Standing.

Key Money: \$125,000. The landlord will sell all of the furniture, fixtures and equipment to the tenant.

Description: The previous tenant did a +/-90% gut renovation and opened the restaurant in February, 2022. The majority of the furniture, fixtures and equipment were installed at that time. The restaurant is in a small strip mall near the Greenwich CT. boarder.

Lease:

Base Rent: \$8,000 per month triple net

Real Estate Taxes: \$1,900 per month

CAM: \$150 per month

Gross Rent: \$10,050 per month

Landlord Maintenance: Landlord will maintain the roof, the structure and the parking lot.

Tenant's Maintenance: Tenant to maintain everything inside the Premises.

Lease Term: 10 Years

Security Deposit: To be discussed.

Personal Guaranty: Yes.

Listing Agents: Gerry Houlihan (914) 522-6850

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