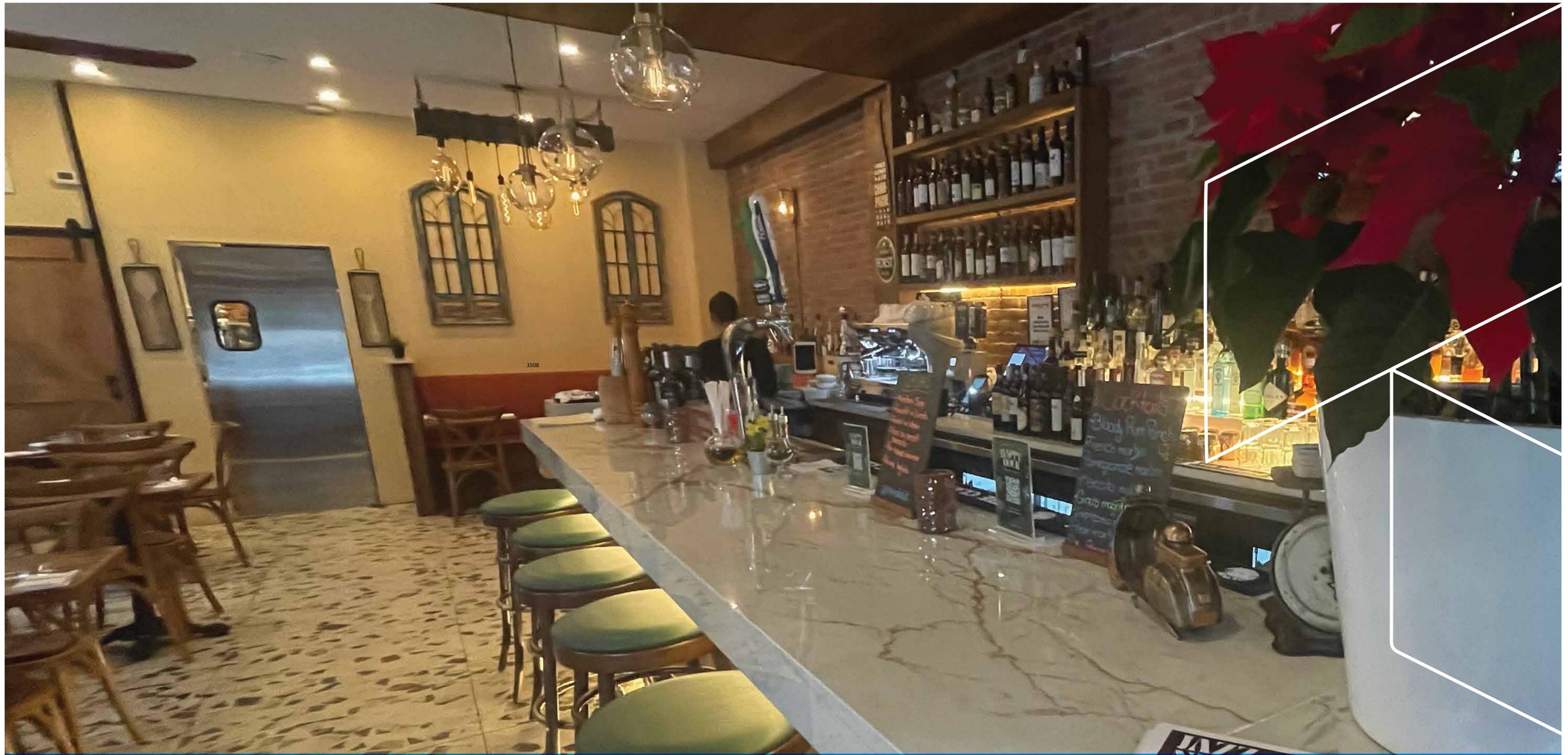


TURNKEY CORNER RESTAURANT

Opportunity Prime Long Island City Location



High-visibility, fully built restaurant with liquor approval late hours, and new long-term lease available.

- Rent : \$16,500/mo
- Asking Key Money : Upon Request

- **Prime** Corner Location
- **3,000** RSF Total
- **Less** Than 2 Years Old
- **Full Liquor** Permitted–2:00AM
- **New 10-Year** Lease Available

Established Italian restaurant opportunity located on a **high-traffic corner** in the heart of **Long Island City**, surrounded by dense residential development, office buildings, and strong transit access. The space offers exceptional visibility, wraparound frontage, and consistent pedestrian activity throughout the day and evening.

The restaurant features approximately **1,500 RSF on the ground floor** with an additional **1,500 RSF lower level**, providing an efficient operational layout with strong support space. The entire build-out is **less than two years old** and in excellent condition, allowing a new operator to step into a fully functional, high-quality restaurant with minimal capital expenditure.



Interior



SPACE & LAYOUT

- **GROUND FLOOR:** ~1,500 RSF
- **LOWER LEVEL:** ~1,500 RSF
- PREP KITCHEN
- OFFICE SPACE
- STORAGE

KITCHEN & INFRASTRUCTURE

- 13-FOOT COMMERCIAL HOOD
- **PIZZA OVEN**
- PREP KITCHEN (LOWER LEVEL)
- ICE MACHINE
- **THREE BRAND-NEW WALK-IN BOXES**
- MODERN MECHANICAL SYSTEMS

LICENSING & OPERATIONS

- **FULL LIQUOR LICENSE PERMITTED**
- OPERATING HOURS APPROVED
THROUGH 2:00 AM



LEASE HIGHLIGHT

- PRIME CORNER STOREFRONT WITH BASEMENT
- **LANDLORD OFFERING A NEW 10-YEAR LEASE** TO INCOMING OPERATOR
- LONG-TERM STABILITY IN A CORE LIC LOCATION

IDEAL FOR

Owner-operators, restaurant groups, or hospitality concepts seeking a high-profile corner location with a turnkey build-out, strong infrastructure, and long-term lease security in one of NYC's fastest-growing neighborhoods.

Contact us now

 (212) 729-3526

 info@kaden.nyc

 kadenmentoring.com