

RESTAURANT BUSINESS FOR SALE

650 LEE BOULEVARD – YORKTOWN HEIGHTS, NY



JOIN 




SPORTING GOODS

PRICE REDUCED
ASKING KEY MONEY:
\$80,000



 **ASIAN BISTRO** 

SEAFOOD SUSHI & BISTRO

ROYAL

PROPERTIES

www.RoyalPropertiesInc.com

FOR MORE INFORMATION, PLEASE CONTACT:

Scott Meshil

914-237-3400 - Ext. 106

Scott@RoyalPropertiesInc.com

Mario Fernandes

914-237-3400 - Ext. 113

Mario@RoyalPropertiesInc.com

RESTAURANT BUSINESS FOR SALE

650 LEE BOULEVARD – YORKTOWN HEIGHTS, NY



RESTAURANT BUSINESS FOR SALE

650 LEE BOULEVARD – YORKTOWN HEIGHTS, NY



FEATURES

- 5,862 SF Fully Built-out and Operational Restaurant
- 200 People Capacity (Approx. 150 Seating)
- Current Lease Expiring 6/30/2027
- Option Period Expiring 06/30/2032
- Fully Furnished High End Asian Bistro Restaurant
- Full-Service Kitchen, Raw & Sushi Bar, Beautiful Custom Bar, Two Party Rooms, and Outdoor Seating
- Kitchen Features: Walk-In Cooler & Freezer, Grill, Char Broiler, Deep Fryer, Ice Maker
- Direct Entrance From Parking Lot and Inside Mall
- Monthly Gross Rent: \$14,900

ASKING KEY MONEY: \$80,000



ADDITIONAL INFO

- Situated in Affluent Northern Westchester County
- Join Macy's, Dick's Sporting Goods, ULTA, 24 Hour Fitness, Bath & Body Works, Express, Kay Jewelers, H&M, LOFT, Orangetheory Fitness, Visionworks, Aeropostale, Forever 21, The Children's Place, Foot Locker, Shoe Dept. Encore and more
- Easy Access from Route 6 and Close Proximity to the Taconic State Parkway
- **TRAFFIC COUNTS:**
 - 20,784 Cars per Day Along Route 6
 - 52,699 Cars per Day Along Taconic State Parkway
 - 3,578 Cars per Day Along Lee Boulevard



RESTAURANT BUSINESS FOR SALE

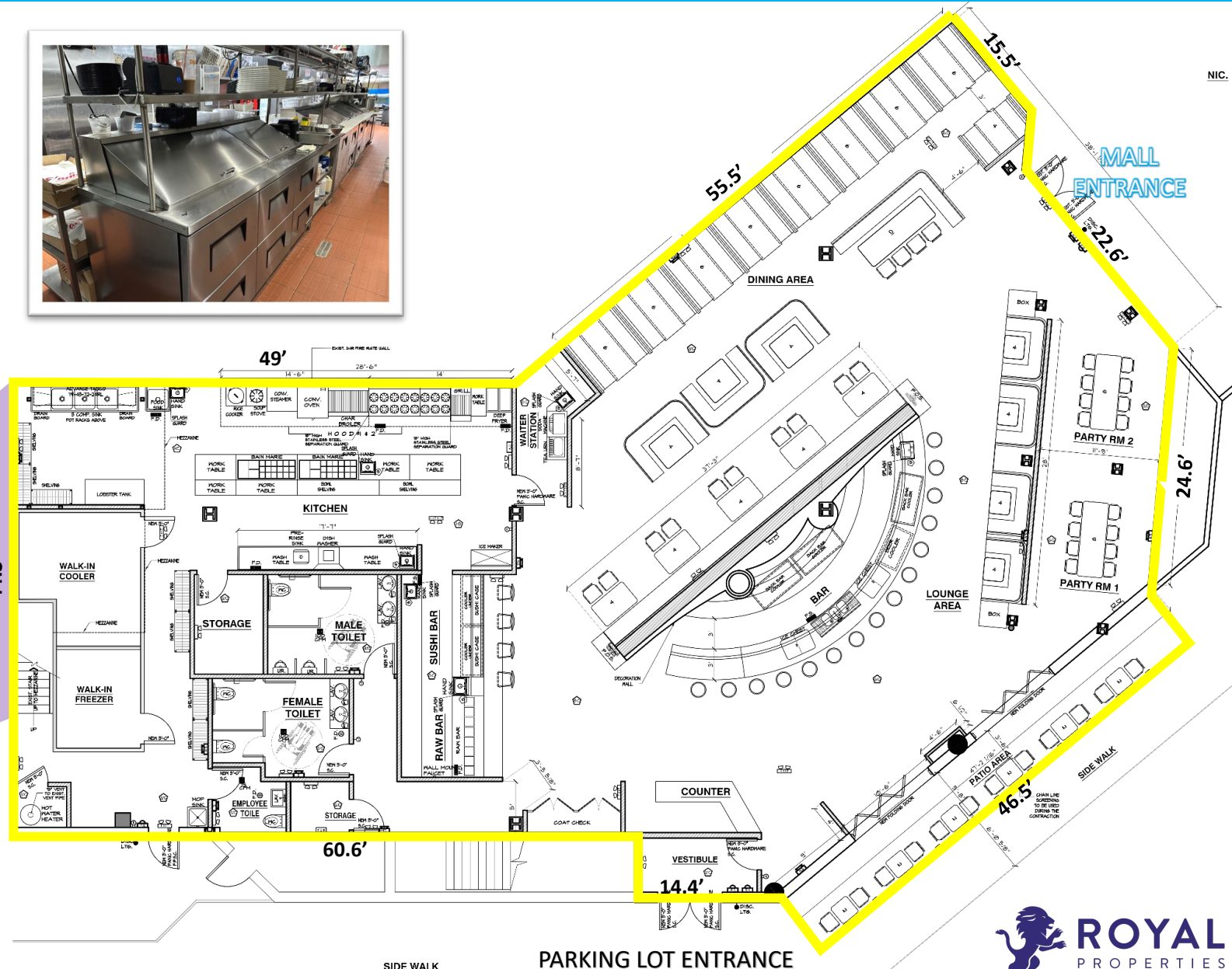
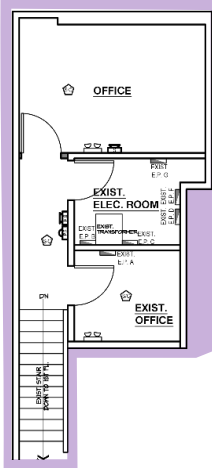
650 LEE BOULEVARD – YORKTOWN HEIGHTS, NY



FLOOR PLAN



2ND FLOOR OFFICES

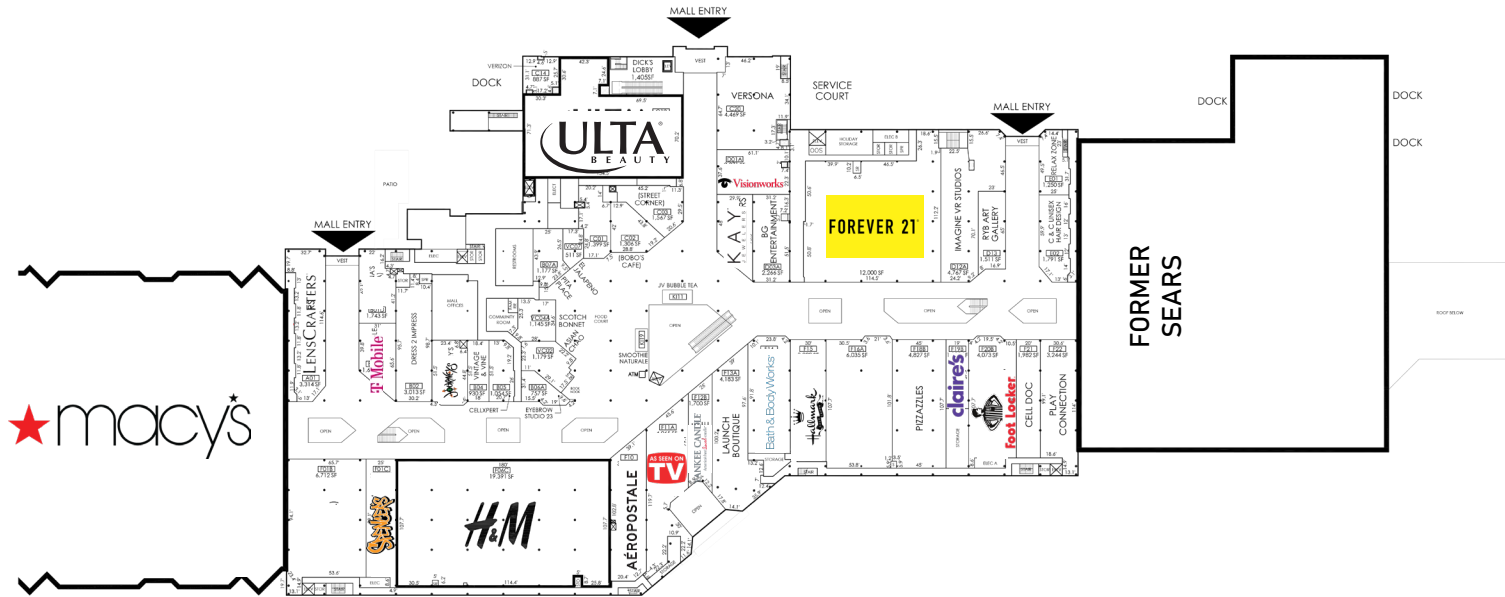


RESTAURANT BUSINESS FOR SALE

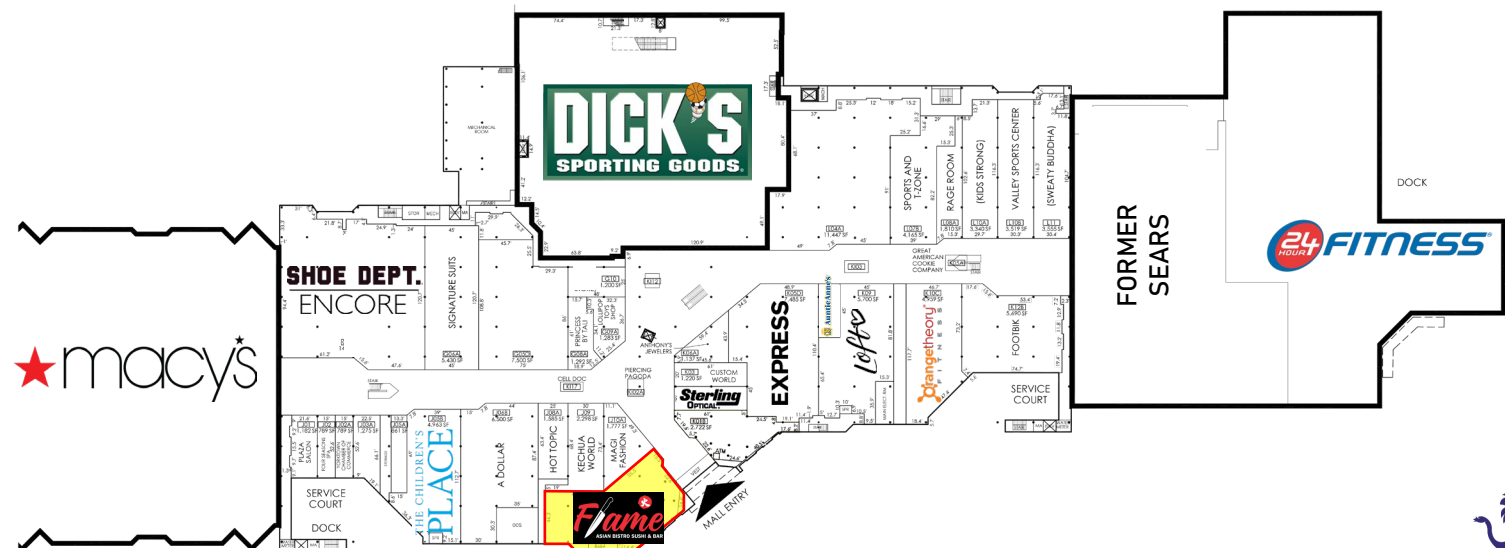
650 LEE BOULEVARD – YORKTOWN HEIGHTS, NY



MALL SITE PLAN (LOWER LEVEL)



UPPER LEVEL



LOWER LEVEL



RESTAURANT BUSINESS FOR SALE

650 LEE BOULEVARD – YORKTOWN HEIGHTS, NY



AERIAL



DECICCO MARKETPLACE
DeCicco Family Markets
PCSB bank
DUNKIN' SUBWAY

CORTLANDT CROSSING
ShopRite HOME SENSE CHIPOTLE MEXICAN GRILL
AspenDental verizon

SOMERS COMMONS
STOP & SHOP
MATTRESS FIRM
PHYSICIAN ONE URGENT CARE
Once a child
goodwill at&t

JEFFERSON VALLEY MALL
macy's DICK'S SPORTING GOODS ULTA BEAUTY 24 HOURS H&M
Orangetheory Visionworks KAY JEWELERS AS SEEN ON TV
Bath & Body Works SHOE DEPT. ENCORE Foot Locker
AÉROPOSTALE Flame THE CHILDREN'S PLACE VERNONA
Sally's EXPRESS FOREVER 21
FUTURIX Left Journeys ImagineVR

CORTLANDT TOWN CENTER
Walmart THE HOME DEPOT ACME DSW
BEST BUY HomeGoods Michaels Panera BREAD
McDonald's FIVE GUYS BARNES & NOBLE Starbucks
at&t GameStop Marshalls

SHRUB OAK SC
ACME
WELLS FARGO UNITED STATES POSTAL SERVICE

CVS
IHOP
Apple Bank
Pizza Hut
verizon

MAHOPAC VILLAGE SHOPPING CENTER
ACME RITE AID planet fitness McDonald's
Advance Auto Parts
TSC TRACTOR SUPPLY CO

BIG LOTS!
Wendy's



RESTAURANT BUSINESS FOR SALE

650 LEE BOULEVARD – YORKTOWN HEIGHTS, NY



DEMOGRAPHICS MAP

