

BROWN HARRIS STEVENS

Established 1873

EXCLUSIVE PIZZA RESTAURANT BUSINESS FOR SALE MANGIA II PIZZA RESTAURANT



CONFIDENTIAL OFFERING

107-08 ROCKAWAY BLVD. OZONE PARK, NY 11417

AVAILABLE SPACE: 2,000 SF Restaurant –1000 SF Basement

SEATINGS: 52 seats

TIMINGS: Open Monday – Sunday 10:00 a.m. until 10:00 p.m.

LEASE:

- New lease 10 years
- 3% increases in rent every year
- 25% of increase on the real estate taxes

RENT:

- \$5,500.00 per month - \$66,000.00 per year
- Rent includes Real Estate Taxes
- Heat, electric and Gas to be paid by the tenant

INCOME:

\$7,000.00 a week - \$30,333.00 a month
\$364,000.00 a year (Including delivery business)

PURCHASE PRICE: \$100,000.00

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EXPENSES

	PER MONTH	PER YEAR
RENT	\$5,500	\$66000
GROCERY	8,690*	104,285*
ELECTRIC	900	10,800
SALES TAX	1,000	12,000
GARBAGE	300	3,600
TELEPHONE	150	1,800
EXTERMINATOR	50	600
INSURANCE	208	2,500
Total Expenses:	\$16,798	\$201,585
Gross Income	\$ 364,000	
Total Expenses	201,585	
Net Income	\$ 162,415	

*weekly

\$200.00 Soda

\$1600.00 Cheese & flour

\$200.00 meat

PROPERTY HIGHLIGHTS

- Fully renovated restaurant with new furniture
- Prime location
- Few blocks from Resorts World Casino New York City\
- Foot and cars traffic
- Main Boulevard of Ozone Park
- Delivery business
- All restaurant equipment included
- Hygienically very clean restaurant
- Central heat and air conditioned

REMARKS: GREAT OPPORTUNITY FOR PIZZA/RESTAURANT BUYERS
POTENTIAL TO DOUBLE BUSINESS

FOR FURTHER INFORMATION AND INSPECTION PLEASE CONTACT:

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