



Brody Realty Corp.

270 SPAGNOLI ROAD • MELVILLE, NY 11747
TEL.: (631) 756-1111 • FAX: (631) 756-1112

3,200 +/-SF RESTAURANT & BAR

FORMER KELLY'S ALE HOUSE

4777 SUNRISE HWY, BOHEMIA, NY



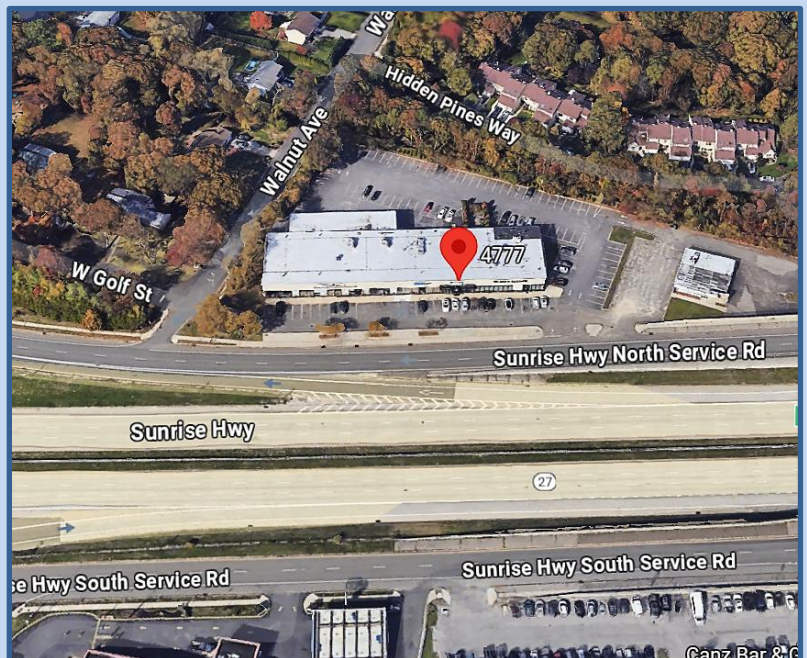
***FORMER 3,200+/- SF FULLY EQUIPPED RESTAURANT AND BAR AVAILABLE FOR LEASE**

***OCCUPANCY 100 PEOPLE, PLUS AN OUTDOOR PATIO WITH BAR**

***LOCATED ON SUNRISE HWY SERVICE ROAD, EASY ACCESS FROM THE EAST BOUND AND WEST BOUND TRAFFIC WITH NUMEROUS EXITSS NEAR BY.**

***EXCELLENT PARKING FRONT AND REAR (REAR 2ND ENTRANCE)**

***EXCELLENT VISIBILITY & TRAFFIC, 128,000+/- VPD ON SUNRISE HWY.**





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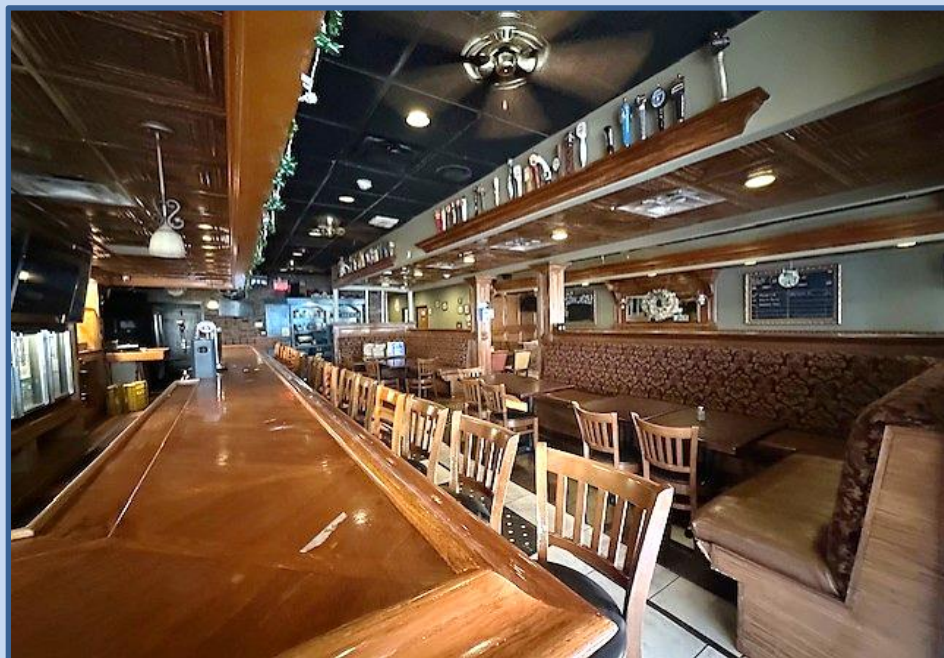
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