



RESTAURANT FOR SALE

CONFIDENTIAL · NDA REQUIRED

EXCLUSIVE ADVISOR · F&B SPECIALISTS · NEW YORK

TURNKEY RESTAURANT ASSET · LONG ISLAND CITY · NEW YORK

TURNKEY CORNER RESTAURANT & WINE BAR

Long Island City, Queens · Corner ground floor + full lower level · Full liquor to 2:00 AM

ASKING KEY MONEY

Upon Request

Pricing and terms under NDA

EXCLUSIVE ADVISOR

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THE OPPORTUNITY

A fully built, operating Italian restaurant and wine bar on a **high-visibility corner** in the heart of Long Island City — one of New York's fastest-growing residential and office submarkets. The entire build-out is **less than two years old** and in excellent condition: ~3,000 RSF across a corner ground floor and full lower level, complete commercial kitchen, and liquor approval to **2:00 AM**, with the landlord offering a **new 10-year lease** to the incoming operator. Offered as a turnkey key-money sale at a **fraction of replacement cost** — an operator steps past a year or more of design, construction, permitting, and approvals and opens inside finished four walls.

PROPERTY INFORMATION

LOCATION	Long Island City, Queens · corner site, wraparound frontage
CONCEPT	Italian — pasta, pizza & wine bar · full table service
PREMISES	~1,500 RSF ground floor + ~1,500 RSF lower level (prep kitchen, office, storage)
BUILD-OUT	Less than 2 years old · excellent condition
KITCHEN	13-ft hood · pizza oven · 3 brand-new walk-ins · ice machine
LIQUOR	Full liquor · operating hours approved to 2:00 AM
LEASE	New 10-year lease available from landlord
RENT	\$16,500/mo

HIGHLIGHTS

- **Below replacement cost:** acquire a complete, near-new restaurant build-out for a fraction of what the same space would cost to construct from vanilla box today.
- **Save a year or more:** design, construction, DOB permitting, hood and gas approvals, and inspections are done — an operator opens on their own timeline, not the city's.
- **Turnkey infrastructure:** 13-foot commercial hood, pizza oven, lower-level prep kitchen, ice machine, three brand-new walk-in boxes, and modern mechanical systems throughout.
- **2:00 AM liquor approval in place** — the late-hours premises approval is the hardest piece to recreate; a temporary operating permit is obtainable in approximately six weeks for the incoming operator.
- **New 10-year lease direct from the landlord** — start fresh on a long term at \$16,500/mo, with no assignment negotiation.
- **Prime corner presence:** wraparound frontage, exceptional visibility, and consistent pedestrian activity day and evening.
- **Long Island City:** dense and still-expanding residential development, a growing office core, and a hotel cluster minutes from Midtown.
- **Concept-flexible:** continue the existing Italian concept or rebrand — the corner, the kitchen, and the license work for either.

ASKING KEY MONEY

Upon Request

3,000

RSF · TWO LEVELS

<2 YRS

BUILD-OUT AGE

2:00 AM

FULL LIQUOR HOURS

10-YR

NEW LEASE AVAILABLE

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All information from sources deemed reliable. Photography depicts the actual business. Subject to verification during diligence.

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Inquiries by NDA · Full package and site visits after NDA

THE ASSET

Actual business photography. Full imagery and private site visits available to qualified buyers under NDA.



CORNER PRESENCE wraparound frontage · custom awnings · exceptional visibility on two exposures



DINING ROOM natural light · full table service



BAR & DINING marble bar · design-led build-out



WINE PROGRAM full bar · lower-level cellar storage

NEIGHBORHOOD

Long Island City pairs one of the country's densest new-residential pipelines with a growing office core, waterfront parkland, and a hotel cluster minutes from Midtown — a seven-day trade area that keeps corner restaurants busy day and evening.

Waterfront parks	anchor green space & year-round foot traffic
Residential towers	dense, still-expanding new development
Court Square core	office anchor & civic cluster
MoMA PS1	destination cultural anchor
Subway access	7-E-M-G network · minutes to Manhattan

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TRANSACTION SUMMARY

ASKING KEY MONEY

Pricing and terms discussed
with qualified buyers under NDA

Upon Request

BUILD-OUT

<2 Years Old

Complete, near-new construction · offered below
replacement cost

MONTHLY RENT

\$16,500

New 10-year lease available direct from landlord

LIQUOR HOURS

2:00 AM

Temporary operating permit path ~6 weeks for
incoming operator

IDEAL FOR

Owner-operators, restaurant groups, and hospitality concepts seeking a high-profile corner with a turnkey build-out, late-hours liquor, strong infrastructure, and long-term lease security in one of NYC's fastest-growing neighborhoods — whether continuing the existing Italian concept or launching a new one.

HOW TO ENGAGE

01

Submit inquiry

Background + proof of funds

02

Execute NDA

Standard mutual agreement

03

Receive package

Full details and supporting
docs

04

Site visit

Private walk-through outside
service hours

05

LOI to closing

Non-binding LOI · 60–120
day close target

EXCLUSIVELY LISTED BY



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