

# RESTAURANT LEASE OPPORTUNITY



## **Bistro at the Old Fort Inn 110 Main Street, Youngstown, New York**

- ✚ Located in beautiful Youngstown- steps to Old Fort Niagara and Youngstown Yacht Club
- ✚ Approximately 2,200 square feet of first floor restaurant space
- ✚ 108 seating capacity
- ✚ Private banquet room available for up to 32 people
- ✚ Covered outdoor patio seating
- ✚ Complete turn-key operation- fully equipped and furnished
- ✚ Rental rate of \$3,000.00 per month, with a \$20,000.00 upfront key charge
- ✚ Lessee would be responsible for maintenance and utilities

*Contact Tony D'Auria or Jim Carminati at Waterbourne Real Estate Advisors, LLC for information  
(716) 564-3944 or [tony@waterbourne.com](mailto:tony@waterbourne.com) or [jim@waterbourne.com](mailto:jim@waterbourne.com)*



## Bistro at the Old Fort Inn Youngstown, New York



### Equipment List:

108 seating capacity  
40 30"x30" tables with tablecloths  
80 dining chairs  
4 patio tables with bench seats  
12 bar stools  
Micros POS with desktop computer, display, keyboard, 2 stations, LED kitchen display, cash drawer and 4 printers  
ESI phone system with 5 extensions  
Sony 46" television  
Wurlitzer baby grand piano  
2 gas fireplaces  
Bar blender  
Randell 10' chef's table  
Vulcan 60" 10 burner range with 2 ovens  
South Bend convection oven  
South Bend 24" char broiler  
Pitco fryer with 2 baskets  
Beverage Air sandwich unit  
Victory 2 door reach-in cooler  
Victory 1 door reach-in cooler  
True 1 door reach-in freezer  
Ice cream freezer  
3 48" double food warmers  
GE microwave oven  
Hamilton Beach microwave oven  
Manitowoc ice maker  
Basement walk-in cooler  
8'x14' outdoor walk-in cooler  
8'x14' outdoor walk-in freezer  
Cookware, utensils, chafing dishes, china, glassware, flatware  
HP printer/scanner/copier  
Window air conditioner for office