



# AMAZING RIVER VIEWS



- Amazing commercial property in downtown Astoria
- Main level set up for a turnkey restaurant
- 16 parking spaces
- 2 suites framed in on lower level

## MAIN LEVEL FEATURES

- Amazing river views
- Outdoor dining patio with ADA-compliant ramp
- Wired for outdoor speakers and power
- All commercial stainless equipment included in sale

- Range and fire-suppression hood
- Emery Thompson batch freezer for gelato or ice cream
- Double-door refrigerator & freezer
- Cabinetry
- Dishwasher with hood
- Beverage cooler
- Large deep fryer
- Prep table and sink
- 3 hand sinks
- 3 compartment sinks

- 2 gelator-dipping cabinets
- Ice maker
- Commercial-grade laminate flooring in dining area
- Custom porcelain tile floor throughout kitchen
- 75-gallon hot-water tank
- Mop sink
- Central heat & air
- Heat pump
- 2 ADA-compliant restrooms
- Maximum occupancy 49 persons

## DOWNSTAIRS FEATURES

- 2 suites framed in, ready for you to customize
- Each suite plumbed for its own restroom
- Separate electric/water meters for each suite

## OUTDOOR FEATURES

- 16 off-street parking spaces
- Outdoor patio dining
- Beautifully landscaped

