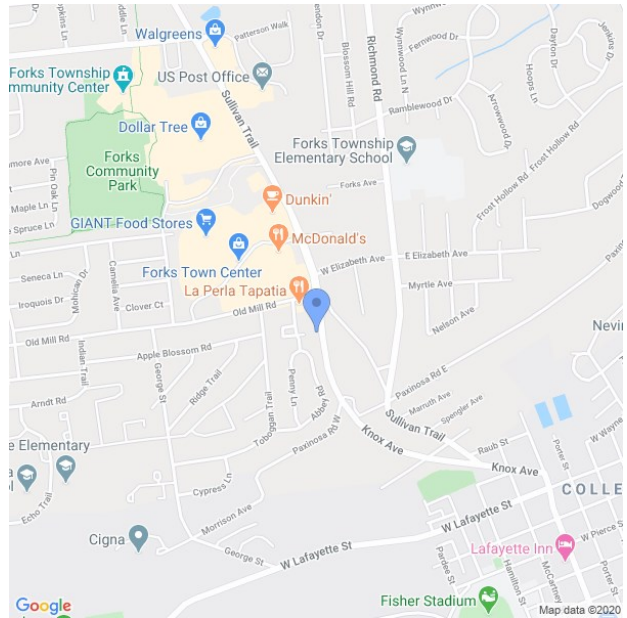


# Restaurant Opportunity

3417 SULLIVAN TRAIL, EASTON, PENNSYLVANIA 18040



COMMERCIAL • RETAIL • FOR LEASE



LEASE RATE **\$19.50/SQFT NNN**

ZONING **BC**

BLDG TYPE **SINGLE TENANT**

YEAR BUILT **1955**

YEAR RENOVATED **2015**

STORIES **1**

GROSS BLDG **3,355 SQFT**

TOTAL AVAIL **3,355 SQFT**

AVAIL **3,355 TO 0 SQFT**

LAND AREA **.97 ACRES**

Outstanding restaurant opportunity available for immediate lease.

This freestanding former Italian restaurant was once featured on Gordon Ramsey's Restaurant Impossible.

The property features ample dedicated parking, a great outdoor patio, and is located directly across from Lafayette College Athletic fields in burgeoning Forks Township, PA.

Seating for 180 people plus the patio.

Liquor license also available for sale to qualified operator.

Perfect private banquet/restaurant opportunity for...



**James Balliet**

Broker

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