

Great Business Opportunity

Warwick Waterfront Restaurant available for lease. Customers can watch the boats go by from more than 50 seat on the outside deck. The bar, inside, overlooks the bay. Inside there is seating for more than 100 and the main dining area has a working (gas) fireplace.

Fully furnished and ready to open for business.

Free standing building with ample parking.



After more than 10 years continuous business, the restaurant is *NOW* Available for Lease, for Summer Fun & Winter Banquets.



**For Lease
Restaurant**

For more information please contact Pam or Ron.

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For Lease



***Located on the
Water at the
Entrance of
Warwick Cove &
Narragansett Bay,
RI***

Waterfront Restaurant



Restaurant

Ambiance

View, View and more View! Whether in the bar, small dining area or main dining room, there are great views of the bay and boats. Smell the salty breeze while dining outdoor on the large partially covered deck with plenty of umbrellas. On rainy/chilly days, guests can enjoy the warmth from the fireplace in the main dining room.

Parking

For guests there is a large parking lot, both in front of and back of the building.

Ready to Cook

The kitchen has all the equipment needed to serve up lunch and dinner. Fryolators, multi-burner stove, ovens and so much more... There is a large walk-in cooler, a line cooler for the chef's convenience and a large prep area for the chef or his assistant. Plenty of pots, pans and microwavable cooking dishes; along with a 3 bay sink, all required hand sinks, and complete high volume dishwasher.

Ready to Serve

Full complement of plates, bowls, utensils and glasses are all here. Sturdy tables and chairs are all arranged in the small and main dining rooms awaiting your diners. The wait staff will love the POS system for putting orders into the kitchen. There are two entrances into the kitchen-one has a double swing door.



Main Dining Room with Fireplace



View of Restaurant from the bay

Bar

Customers will love sitting at the bar while watching all the boats pass by. Two large TV's so games can be seen from anywhere in the bar. Eight beer taps with beer keg walk-in, 2 beer coolers, wine refrigerator, mini refrigerator, glass/mug cooler, sinks and automatic glass washer. A lockable walk-in liquor closet is located right next to the bar.



Lounge/Bar with seating for 25

2nd Floor

There is an office upstairs, additional storage, a second kitchen that can be used for large parties and an additional walk-in cooler.