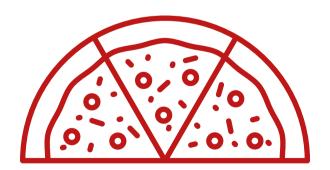
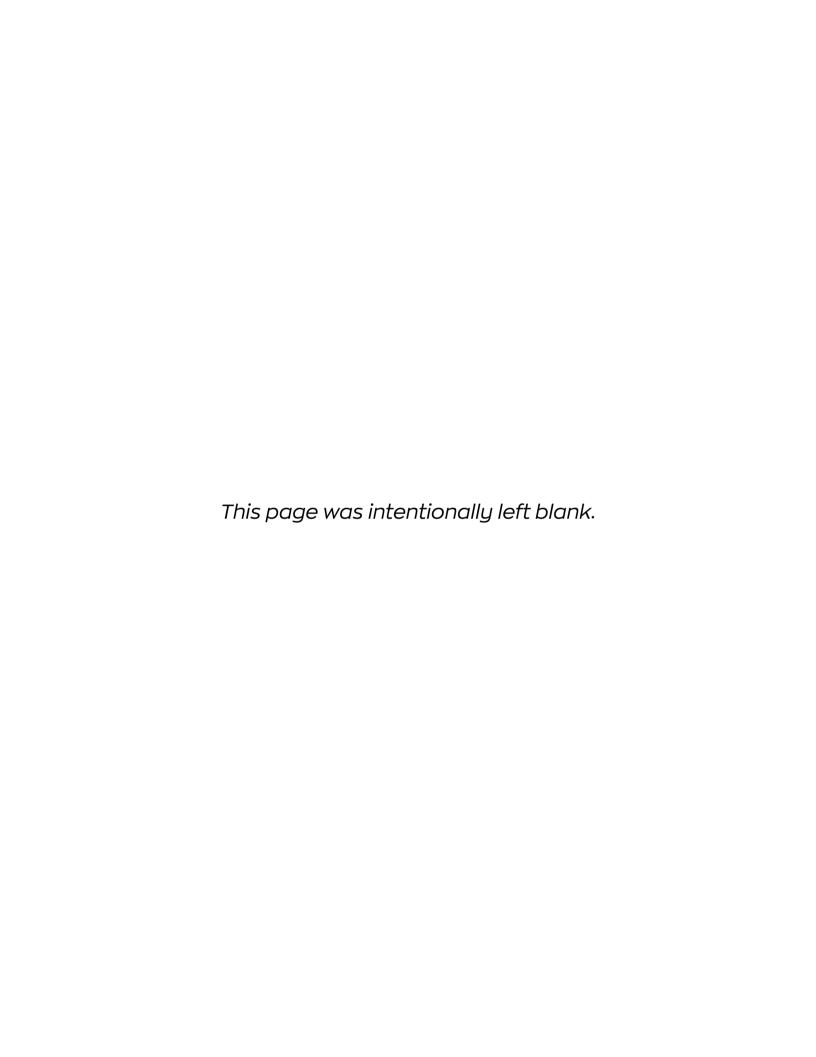


CONFIDENTIAL INFORMATION MEMORANDUM



Attractive Investment Opportunity: Pizzeria in an Affluent South Shore Community

A Turnkey Business with Proven Revenue and Growth Potential



Sella CucinaOffering Memorandum



Presented by Jones Hollow Realty Group Inc.

Overview

Jones Hollow Realty Group Inc. is proud to present Bella Cucina NY LLC (DBA Bella Cucina), a premier Italian eatery and pizzeria strategically located in the Sequams Shopping Center just down the street from West Islip public schools, near Good Samaritan University Hospital, and positioned as the first pizza stop over the bridge when returning from ocean beaches, ensuring steady customer traffic year-round. With 2024 gross revenue of \$1,037,436.79, a net profit of \$278,797.56, and an estimated market value of \$697,000—well above its asking price of \$350,000—Bella Cucina demonstrates strong financial performance. Its substantial growth potential, through avenues like social media expansion and delivery services, makes it an attractive prospect for investors seeking a profitable operation with room to scale.



About Bella Cucina

Bella Cucina NY LLC (DBA Bella Cucina), a thriving pizzeria and Italian eatery located at 424 Montauk Hwy in West Islip, NY, has been proudly owned and operated by the Capuozzo Family, passionate restaurateurs who bring a rich Italian tradition to Long Island. Established as a cozy, community-driven business, it stands out as a gathering spot for locals and visitors alike, built on a foundation of quality, consistency, and community connection. The menu features a variety of crowd-pleasing options, including classic Margherita and pepperoni pizzas, hearty pastas like spaghetti carbonara and lasagna, and popular sandwiches such as meatball hero and chicken parmigiana. What sets Bella Cucina apart are its unique selling points: the use of the freshest ingredients sourced with care, recipes crafted with love and rooted in Italian tradition, and flexible service options for dine-in, takeout, and delivery, making it a versatile and profitable investment opportunity.





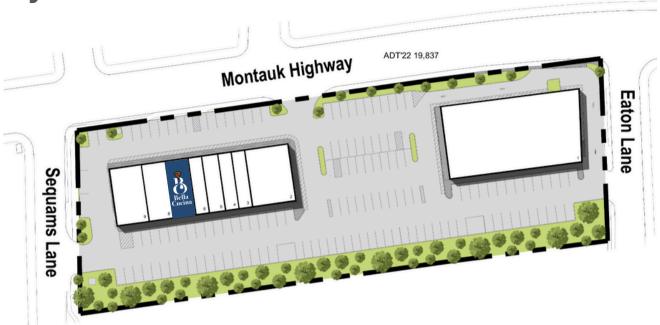
Exterior Front





Property Overview

Layout and Location



Address: 424 Montauk Hwy, West Islip, Suffolk County, New York

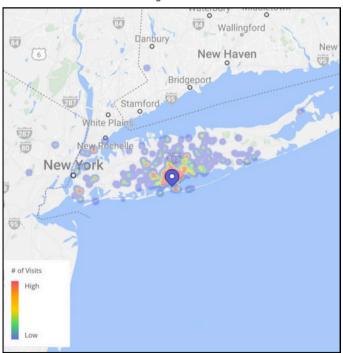
- **Unit Area:** Total: 1,574 square feet, comprising the dining area, kitchen, counter/service area, and supporting facilities such as an 8x6 walk-in cooler and storage
- **Shopping Strip Context:** Situated in Sequams Shopping Center, a high-traffic commercial hub near Good Samaritan University Hospital, Babylon Village, and the first pizza heading back from the beaches.
- Neighboring tenants include:
 - Southdown Market
 - Dental 365
 - W & G Nail Salon
 - Summerwind Deli
 - The Pharmacy
- Stretch Zone
- Colony Cleaners
- Zoom Verizon
- Seating Capacity: 49
- Lease Agreement: An 8-year remaining lease term (3 years fixed + 5-year option), with the landlord willing to negotiate longer lease.
- **Monthly rent:** \$7,300 inclusive of property taxes (Annual: \$87,600), providing predictable costs.

Property Overview

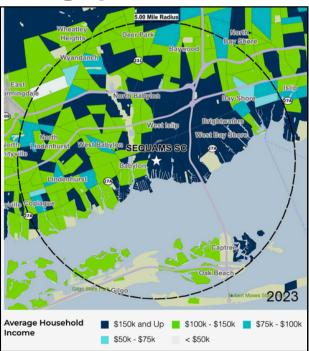
Google Earth



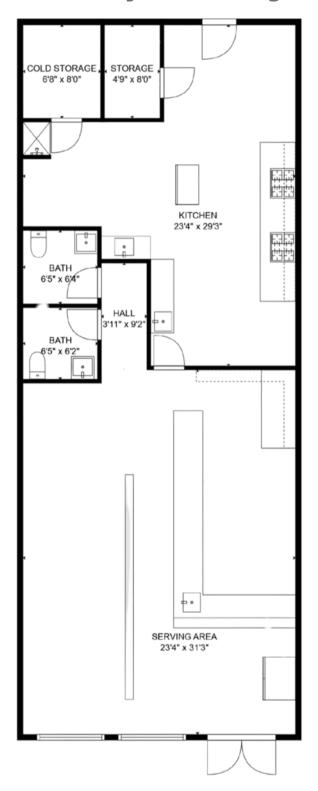
Trade Area Map



Demographics



Interior Layout and Design



Bella Cucina's 1.574-square-foot space is designed for efficiency and profitability, offering a turnkey layout that seamlessly both dine-in and serves takeout customers. The dining area, located near the entrance, seats up to 49 guests across 10 tables and is separated from the counter by a knee-high wall, maintaining open, inviting floorplan encourages quick turnover. Bathed in natural light, this space creates a welcoming vibe for patrons. The counter/service area, positioned adjacent, acts as the operational hub, streamlining takeout and delivery orders with ease. Beyond it, the spacious kitchen anchors the setup, optimized for high-volume production and smooth workflow across multiple staff members. Ample storage is thoughtfully integrated, keeping supplies organized without crowding the main areas. Located in Sequams Shopping Center, this smartly planned layout enhances functionality and positions Bella Cucina as an investment ready for immediate revenue generation.



Front Counter & Dining Area









Infrastructure

Key Equipment (Included in Sale)

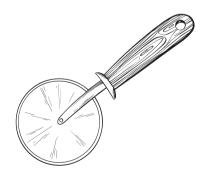
- Pizza Ovens: 2 double gas Bater Pride Pizza ovens (2 6' ovens, 2 4' ovens)
- Dough Mixer: 60 oz American Eagle Dough Mixer with 40 dough trays
- Cooler: 8x6 walk-in cooler
- Freezers: 2 freezers (1 upright, 1 top-loading)
- Ranges: 2 commercial Southbend 36" Ranges with 6 burners and commercial hoods
- Charbroiler Grill: 1 Imperial IRB-24 24" commercial gas charbroiler grill
- Deep Fryer: 1 deep fryer
- Prep Stations: 3 refrigerated prep stations (1 4' Migali C-SP60 for salads, 2 6' stations)
- Soup Warmers: 2 soup warmers

Front Counter Equipment (Included in Sale)

- Display cases
- Menu boards
- POS system and cash register property of Pocket (Micronexus)
- Soda fountain (property of Coca-Cola)

Dining Room and Miscellaneous Features (Included in Sale)

- 10 tables (5 large, 5 small)
- All chairs
- Pans, trays, and other kitchen and dining essentials
- Cutlery
- Plateware
- High chairs
- Napkin dispensers
- Utensil holders
- Coffee maker
- Wall-mounted TV
- Decor items
- Cleaning supplies





Equipment and Kitchen









Financial Snapshot

2024 Financial Highlights

• Total Gross Revenue: \$1,037,436.79 (Annual)

• Total Expenses: \$758,639.23 including owner's salary

• Rent: \$87.600

• Utilities: \$21,142.89 (Electric: \$11,071.45, Gas: \$10,071.44)

• COGS (Cost of Goods Sold): \$312,000 (Annual, Food + Beverages)

• Dumpster: \$2,530.62

• Workers' Comp: \$2,214.29

Verizon: \$4,428.58

• AJ Chemical (Cleaning): \$2,530.62

Exterminator: \$948.82Linen Service: \$506.12

Liability Insurance: \$6,326.54

• Payroll: \$320,668.27 (including Owner's Salary of \$15,080.04)

• COGS (Cost of Goods Sold): \$312,000.00 (Annual, Food + Beverages)

• % of Revenue: 30.06% (\$312,000.00 / \$1,037,436.79)

• **Net Profit:** \$278,797.56 (Total Gross Revenue of \$1,037,436.79 - Total Expenses of \$758,639.23)

• Owner's Salary/Draw: \$15,080.04 (Annual, based on \$1,256.67/month)

Cap Rate

- Capitalization Rate (Cap Rate): 79.66%
 - Based on Net Operating Income (NOI): \$278,797.56 / Asking Price of \$350,000.
 - NOI = Gross Revenue Total Expenses (excluding Owner's Salary)



Monthly Sales Breakdown

Cash and Credit Breakdown

Month	Gross Revenue	Credit Card Amount	Cash Amount	Total Expenses	NOI	Net Profit
January	\$72,929	\$38,662	\$34,267	\$54,496	\$19,690	\$18,434
February	\$66,700	\$35,371	\$31,329	\$49,821	\$18,135	\$16,879
March	\$84,929	\$44,992	\$39,937	\$63,465	\$22,720	\$21,464
April	\$87,399	\$46,322	\$41,077	\$65,320	\$23,335	\$22,079
May	\$88,841	\$47,086	\$41,755	\$66,332	\$23,765	\$22,509
June	\$91,788	\$48,648	\$43,140	\$68,586	\$24,458	\$23,202
July	\$87,399	\$46,322	\$41,077	\$65,320	\$23,335	\$22,079
August	\$93,317	\$49,458	\$43,859	\$69,709	\$24,864	\$23,608
September	\$87,495	\$46,372	\$41,123	\$65,403	\$23,348	\$22,092
October	\$92,819	\$49,194	\$43,625	\$69,403	\$24,672	\$23,416
November	\$85,544	\$45,338	\$40,206	\$63,918	\$22,882	\$21,626
December	\$98,278	\$52,087	\$46,191	\$73,567	\$26,124	\$24,711
Total	\$1,037,437	\$551,295	\$486,142	\$758,639	\$293,878	\$278,799

Bella Cucina Pizzeria's 2024 financial data shows a robust performance with a total gross revenue of \$1,037,437, comprising \$551,295 in credit card transactions and \$486,142 in cash transactions. Total expenses reached \$758,639, yielding a Net Operating Income (NOI) of \$293,878 and a net profit of \$278,799. Monthly revenue peaked at \$98,278 in December and dropped to \$66,700 in February, with expenses mirroring this trend at \$73,567 and \$49,821, respectively. The steady ratio of credit card to cash transactions reflects consistent customer payment patterns. The positive NOI and net profit underscore the business's ability to cover costs and maintain profitability.





Detailed Financials Available Upon Request

Comprehensive financial reports, compiled using real-time data from Pocket Point of Sale (POS) system, Pocket Tracking tools, and Management software, are available upon request, offering an accurate and detailed overview of revenue performance and operational insights.



Market Value



Bella Cucina Pizzeria, based on its 2024 financials, earns \$1,037,436.79 in total sales. After subtracting \$758,639.23 in expenses (not including the owner's pay), it has \$278,797.56 left. Using a common pizzeria value range of 2 to 3 times this amount, with 2.5 as the middle, it's worth approximately \$696,993.90, between \$557,595.12 and \$836,392.68.

This profit and Long Island trends peg its value at about \$697,000 in 2025.

- NOI (Jan-Dec): \$278,797.56
- Estimated Market Value (Midpoint 2.5): \$278,797.56 × 2.5 = \$696,993.90
- Range (2-3): \$557,595.12 \$836,392.68
- **Adjusted for Long Island Trends:** \$697,000 (rounded to reflect market conditions)





SWOT Analysis

Strengths

- Prime location in Sequams Shopping Center near Good Samaritan University Hospital, borders on Babylon Village, just down the street from West Islip public schools, and first pizza stop over the bridge when returning
- Proven revenue (\$1,037,436.79) and profitability (NOI \$278,797.56, Net Profit \$278,797.56)
- Turnkey operation with key equipment and experienced 8-member staff
- Attractive asking price (\$350,000) below estimated market value (\$697,000 in 2025)
- Established reputation under the Capuozzo Family with a loyal customer base

Weaknesses

- Limited online presence, relying heavily on walk-in and local traffic.
- 8-year lease term (3 years fixed + 5-year option) may concern buyers seeking long-term stability.
- Dependence on local market and seasonal beach traffic.
- Modest owner draw (\$15,080.04 annually) suggests underutilized profit potential.

Opportunities

- Expand social media (Instagram, Facebook, TikTok) to attract new customers.
- Grow delivery via apps like Uber Eats or DoorDash.
- Introduce catering for local events to diversify revenue.
- Tap into West Islip's family-oriented market and tourist growth.

Threats

- Competition from nearby pizzerias or casual dining in West Islip/Babylon Village.
- Economic factors like inflation or labor shortages increasing costs.
- Rising cost of food: Higher ingredient prices may shrink margins without adjustments.
- Finding good employees: Hiring skilled staff could raise costs and affect consistency.



Investment Opportunity Summary

A Turnkey Business with Proven Revenue and Growth Potential

Overview

Located at 424 Montauk Hwy, West Islip, NY 11795, Bella Cucina NY LLC (DBA Bella Cucina) is an established pizzeria and Italian eatery with a loyal following and untapped potential. In a busy world with seemingly pizzerias throughout every town, Bella Cucina is a standout-offering authentic cuisine, a prime location, and a welcoming vibe "Where Every Bite Feels Like Home" and every customer leaves with a wonderful experience.

Financial Highlights

• 2024 Gross Revenue: \$1,037,436.79

Net Profit: \$278,797.56Asking Price: \$350,000

• Estimated Market Value: Bella Cucina Pizzeria, based on its 2024 financials, earns \$1,037,436.79 in total sales. After subtracting \$758,639.23 in expenses (not including the owner's pay), it has \$278,797.56 left. Using a common pizzeria value range of 2 to 3 times this amount, with 2.5 as the middle, it's worth approximately \$696,993.90, between \$557,595.12 and \$836,392.68. This profit and Long Island trends peg its value at about \$697,000 in 2025.

Key Strengths

- Strategic location near Good Samaritan University Hospital, borders on Babylon Village, just down the street from West Islip public schools, and the first pizza stop over the bridge when returning.
- Turnkey operation with experienced staff and established infrastructure, operated by the Capuozzo Family.
- Significant growth potential through social media and expanded services (current owners have minimal online marketing).

Why Invest?

- Acquire a profitable business with a strong community presence and room to grow.
- Capitalize on Bella Cucina's reputation for quality and its ability to turn every visit into a memorable experience.

Conclusion

Summary

Bella Cucina NY LLC (DBA Bella Cucina) is a West Islip institution with strong financials, operated by the Capuozzo Family, standing out as a profitable business opportunity amidst a competitive market. With proven revenue and significant growth potential, it offers a compelling investment prospect for 2025.

Bella Cucina offers an exceptional opportunity to acquire a well-established Pizzeria and Italian Eatery with a strong financial foundation and significant growth potential. The property is perfectly positioned to capitalize on its prime location and robust market demand. Interested parties are encouraged to contact Brad Wilson for further details and pricing.

For more information and to schedule a viewing, please contact:



Brad Wilson, Broker
Jones Hollow Realty Group Inc.
136 Carleton Ave, E Islip, NY 11730
Email: brad@joneshollow.com
Mobile: 646.670.8800

This offering memorandum provides a detailed analysis of Bella Cucina, highlighting its market position, financial performance, and investment potential. It is intended for qualified investors seeking a Turnkey Business with Proven Revenue and Growth Potential.





The following pages present Bella Cucina's detailed menu offerings.



NEOPOLITAN 19.312s 20.08sss

SICILIAN 19.78... 20.57..... Square - 12x18 - 9 slices Mozzarella cheese & tomato sauce

350...364...1 TOPPINGS +7.50 7.80 - 3 Top

Specialty Pies

CHICKEN MARSALA PIE

VEGETARIAN (8 slices) a com FOCACCIA PIZZA

25.95... 26.98....

PENNE ALLA VODKA PIE 25.50... 28.52... BROOKLYN PIE 19.78... 20.57...
CHICKEN BACON RANCH PIE

29.50....30.68.... • Neopolitan (8 slices) 27.95... 29.07.0m • Sicilian (9 slices) 28.95... 30.10.mm HOUSE SPECIAL PIE

fresh mushrooms, onlors, black olives and extra
"GRANDMA" PIZZA (9 slices) Grandi
snecial medoe - extra thin crust oun bizza is evered ella cheese and spotted with a flavorful? to plum tomato sauce 22.50... 23.40....

BIANCA

NEW! DRUNKEN GRANDMA PIE

NEW! DEEP DISH PAN PIZZA

MARINARA

NUTTELLA PIE 30,00, 31,20,...

"Sicilian style" crust topped with garlic, olive oil this and plum tomato sauce with romano chees basil 19,78....20,57...

Pizza by the Slice

FOCACCIA 450-458—
PENNE ALLA VODKA 410-428—
PENNE ALLA VODKA 410-428—
RUCKEN MARSALA 450-458—
SALAD SLICE 500-525—
DRUNKEN GRANDMA 345-358—BRQ SLICE 500-525—
DRUNKEN GRANDMA 345-358—BRQ SLICE 500-525— RANCH SLICE 5.05... 5.25... NEAPOLITAN 3.21... 3.24... BROOKLYN SLICE 3.31...3.44... CHICKEN BACON GRANDMA 3.36... 3.49... SICILIAN 3312 3442 BUFFALO CHICKEN MARINARA 33120 3.44cm BIANCA 3.90... 4.05...

oing +.75.».78.» • 2 Toppings +1.05.» 1.04.» • 3 toppings +1.25.».1.30...

Pizzetta Whole Wheat or Plain

nato basil sauce & touch of virgin olive oil 10.95... 11.38... MARGHERITA FRA DIAVOLO

onl, black olives, tomato & homemade mozzarella 12.95., 13.46.

ALLA CONTADINA CAPRICCIOSA

nade mozzarella 12.95. 13.46... CREATE YOUR OWN

1.00... 1.04... Per topping ssh Garlic • Cherry Peppers

Panini

95-10.34-LA CLASSICO

LA ROMA

9.95.w 10.34cm LA BELLA

LA NAPLE

LA CAPRI

GLUTEN FREE PIZZA 1350, 1404, CAULIFLOWER PIZZA 1395-1450.

Calzones & Rolls

RICE BALL

MARGHERITA PIZZA (8 slices) Authentic

BUFFALO CHICKEN PIZZA

chopped basil 25.50., 26.52.

8.50.... 8.84.... CALZONE

O. 8.84 ... SAUSAGE ROLL CHICKEN ROLL

ach) 3.00-3.12-PINWHEELS 3.45_{cm} 3.58_{cm} foepperoni) 3.00_{cm} 3.12_{cm} (spinach

STUFFED GARLIC KNOTS 225-234sted with fresh gartic, serfection 3.45 m 3.58 m GARLIC KNOTS

WEDNESDAY

PIZZA SPECIAL

\$15⁹⁵

REGULAR, SICILIAN OR GRANDMA PIE ALL DAY

LA MILAN

GRILLED VEGETABLE

Wraps

THE"BALSAMIC" 9.50... 9.88...

THE "GRILLED CHICKEN RANCH"

red onlon, romaine lettuce & our ranch dressing 9.50...9.88.... THE "GRILLED VEGETABLE" THE "CHICKEN CAESAR"

Desserts

TARTUFFO 500...5.20...
THRAMASU 420...45...
CHESECAKE 350...364...
CHOCOLYE MOUSE CAKE 430...46
CANOLJ 350...364...
EXPRESSO 235...244...

PASTA NIGHTS

CASH CASH 17.63 Credit MON & TUES 4PM-10PM with a FREE side salad

JD CHICKEN +3.00_3.12_ADD FISH +3.50_3.64_

AXES NOT INCLUDED IN PRICES • ALL PRICES SUBJECT TO CHANGE WITHOUT NOTICE

Jonsuming raw or undercooked fresh shell eggs, meat or fish can lead to food-borne illness, especially if you have cert medical conditions. Before placing your order, please inform your server if a person in your party has a food allergy.

Bella Cucina® Pizzeria ~ Restaurant

FREE DELIVERY OFF PREMISES GIFT CARDS **AVAILABLE** TAKE-OUT CATERING DINE-IN

631. 482. 9555

424 Montauk Highway West Islip, NY 11795 BellaCucinaPizzaWestIslip.com

Appetizer

BUFFALO WINGS 8 12.95... 13.46... 12 15.95... 16.58... BAKED CLAMS (8) 15.95... 16.58...
MOZZARELLA STICKS (6) FRIED RAVIOLI (5) FRIED ZUCCHINI STICKS GARLIC BREAD

MOZZARELLA CAPRESE

 eggplant rollatini, (2) shrimp oreganata sticks and fried zucchini 18:95... 19.70... 1150... 1196... GOLDEN FRIED CHICKEN STUFFED MUSHROOMS (6) HOT ANTIPASTO (for two) FINGERS (6) 12

Soups

with BAKED MOZZARELLA CHEESE 5.95... 6.18...

TORTELLINI IN BRODO PASTA é FAGIOLI STRACCIATELLA ROMANA VEGETABLE MINESTRONE LENTIL SOUP 6.95... 7.22...

ZUPPA DI COZZE (RED OR WHITE) Mussels

5... 16.58...

Calamari

CALAMARI ARRABIATI CALAMARI FRITTI
den fried calameri 14:35... 15.54...

VEAL CUTLET PARMIGIANA 1550., 1612. PARMIGIANA 1250... 1300... JUMBO SHRIMP PARMIGIANA 1695... 1658.. MEATBALL or EGGPLANT or SAUSAGE PARMIGIANA 1150-1136-SAUSAGE, PEPPERS & ONION Heros
TALIAN HERO 3050-3092-CHICKEN CUTLET

FRIED/GRILLED CHICKEN

POTATOES HERO 850... 8.84... BROCCOLI RABE HERO PEPPERS & EGGS (OR) GRILLED CHICKEN &

PHILLY CHEESE STEAK HERO 1295... 13.46...

HERO (RED

Salads

BUFFALO STYLE CHICKEN SALAD

SPINACH LEAF SALAD

INSALATA BELLA VISTA GREEK SALAD

AVOCADO SALAD

SMALL 750, 780, LARGE 1150, 1196,

CAESAR SALAD

COLD ANTIPASTO 15:50, 16:12, COLD ANTIPASTO 15:50, 16:12, COLD ANTIPASTO 15:50, 16:12, COLD ANTIPASTO 15:50, C

ANY SALAD AVAILABLE CHOPPED 125...130...

INSALATA PECORINO

th red onions and tomatoes, reese in a balsamic aignette 12.50...13.00...

RIMP (5) +10.95... 11.38...

Pasta

Tortellini (or) Whole Wheat Pasta) All pasta dishes served a listed (or) with your choice of: spaghetti, penne, Rigatoni, Fettuccine (or) Fusilli (200_208_ extra for Raviol, Tortellini (or) Whole (3.00...3.12... extra for Gluter

PENNE ALLA VODKA

PENNE E GAMBERI

RIGATONI BOLOGNESE 17.95., 18.66. RIGATONI CAMPAGNOLA

SHRIMP SCAMPI 2150, 2236,...

SHRIMP MARINARA (or)

FRA DIAVOLO

RIGATONI CASALINGA

RIGATONI FIORENTINA reamy pink sauce 19.95... 20.74....
RIGATONIMONTANARA

LINGUINE DI MARE

(red or white)

5-19.70-RIGATONI BELLA

LINGUINE & CLAM SAUCE

(red or white)

sauce 19.95. 20.74. FUSILLI PESTO ROSSO

pesto sauce 18.95... 19.70... FETTUCCINE ALLA PESTO

MUSSELS MARRINARA (or)

FRA DIAVOLO

FETTUCCINE ALFREDO

CALAMARI MARINARA (or)

FRA DIAVOLO

CREMNE PASTA PRIMAVERA FETTUCCINE CARBONARA (red or white)

LOBSTER RAVIOLI

PENNE E MELANZANE FARFALLE FIORITE

SPAGHETTI POMODORO 10.95...1138....
nonnio sauce with 3 meatchalls (or) sausage 16.95... 1782...
with combination of 2 meatchalls
& sausage 16.95... 1762...

FARFALLE DEVINCI

PENNE CAPRESE 1450...15.08...

LINGUINE MARINARA

SPAGHETTI, GARLIC & OIL 21.95... 22.82...

Pasta Sides

HOMEMADE MEAT LASAGNA 1695... 1762...

Baked Pasta

POMODORO SAUCE 736... 780... MARINARA SAUCE 756... 236... A LA VODKA SAUCE 956... 388... AGLIO E OLIAO (3616.2 on) 750... 780... BOLOGNESE (Mete Sauco) 950... 988...

BAKED HOMEMADE MANICOTTI (3) 1695- 1752-

BAKED PENNE SICILIANA

SMALL 6:50_676. LARGE 12:50. 13:00.

BELLA SALAD

BAKED PENNE 1895,, 1658,, BAKED CHEESE RAVIOLI (8) 1895,, 1870,, BAKED STUFFED SHELLS (5) 1895,, 1970,,

sauce 25,95, 26,98,...

SHRIMP OREGANATA

All Entrees

side of Spaghetti/Penne Pomodoro (or) Tossed Salad (Side of Whole Wheat Pasta Available for +2:50_260_extra (or) Gluten Free Pasta for 3:00_315_extra)

Pesto +250_280..., Alla Vodka +2.15_280..., Bolognese +2.75_280..., Clam Sauce +450_488... Garlic & Oil +1.50_156..., Marinara +1.75_182..., Alfredo +2.50_260... (Pasta available with other sauces - Additional Charge)

Chicken

SEMI-FREDDO

PARMIGIANA STYLE

PICATTA 21.95... 22.82...

with brustmens and size 21.95. 22.82.

22.82-22.82-VERDE

TOSCANO

FRANCESE

MONACHINA 2250, 2340,...

.95... 22.82....

MARSALA

narinated grilled chicken topped with sauteed ulienne style mixed vegetables 21.95... 22.82... PRIMAVERA

sauce 21.95., 22.82.

PIZZAIOLA

Old World Favorites

EGGPLANT ROLLATINI 19:55-20:74-

EGGPLANT, MEATBALL (or) SAUSAGE PARMIGIANA

SAUSAGE, PEPPERS & ONIONS (Red o

Veal

95... 14.50.m

PARMIGIANA STYLE

MONACHINA 2386-2490...

cheese 22.95... 23.86... PICATTA

apers 23.95... 24.90... MARSALA 23.95... 24.90...

PIZZAIOLA 2395...2430... 95... 24.90... FRANCESE

Seafood

SHRIMP MONACHINA 25.95... 26.98...

*SAUTEED BROCCOLI RABE 1195., 1240... FRIED CHICKEN CUTLETS (2) 1035... 1138...

*SAUTEED BROCCOLI SPEARS 985...1034... HOMEMADE "Italian Style"

*SAUTEED BABY SPINACH 995...1034... MEATBALLS (3) 635...722... (5) 995...1034...

SAUTEED SAUSAGE

FRIES 550... 7.72...

MARINATED GRILLED CHICKEN CUTLETS (2) 1039-1138--*SAUTEED BABY SPINACH 9.95... 10.34...

SHRIMP FRANCESE

SHRIMP PARMIGIANA

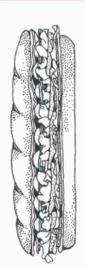
3 Foot Hero's

THE BELLA".
nacionate grilled chicken, sauteed
norocoli rabe, fresh mozzarella cheese
ind noasted peppers

80.00

"THE ITALIAN" salam, provione cheese with lettuce and tomato

80.00



Complimentary with All Orders of:

Desserts

• Tiramisu • Cannoli • Cheesecake • Espresso Above Items are Supplied at

NO CHARGE

with our Compliments and THANKS!

Before placing your order, please inform your server fa person in your party has a food allergy. The FDA advises onsuming raw or undercooked meal, poultry, seafood or egg increases your risk of foodhorne illness.

SALES TAX NOT INCLUDED

ALL CATERING ORDERS
COME WITH ITALIAN BREAD &
HOMEMADE GARLIC STICKS

NO CHARGE FOR STERNOS

\$10.00 refundable deposit for each combined water pan & catering rack supplied.

Bella Cucina Pizza ~ Pasta

	Anors.	oingeneable for typographic	Solf .eoBon sucritive egnarto	4/22 • Prices subject to	 AzulMarketingWY@gmail.com
	g discour	osydangocký vici ekdelinocken	100 acotton acottine segments	os Loviệcnes secului • 22/b	moouleurg@YMgmtskinkMusk •
NOIES:					

CATERING MENU

631.482.9555 FAX: 631.539.0560

BellaCucinaPizzeria.com 424 Montauk Highway West Islip, NY 11795

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FULL 16-18	95.	90.	65.	95.	95.	75.	85.	85.	.06	FULL 16-18	.09	50.	65.	.09	90.	60.	90.	75.	85.	70.
Appetizers HALFTRAY Serves 8.10	BAKED CLAMS (3 per person)75.	FRIED CALAMARI60. golden fried calamari served with a side of homemade marinara sauce	MOZZARELLA STICKS (3 per person)40. served with a side of pomodora sauce	MOZZARELLA DI CASA	ZUPPA DI COZZE (RED OR WHITE)65. cultivated mussels, steamed and seasoned in a white wine garlic herb broth or in a garlic plum tomato sauce	STUFFED MUSHROOM (3 per person)50. mushroom caps stuffed with crabmeat, brolled in a garlic white wine scampi sauce.	GOLDEN FRIED CHICKEN FINGERS (3 per person)	BUFFALO WINGS60. splicy or mild buffalo wings with side of blue cheese	FRIED RAVIOLI (3 per person)65.	Salad & Vegetables HALF TRAY Serves 8-10	SPINACH LEAF	BELLIA SALAD	W/SHREDDED MOZZARELLA CHEESE50.	CAESAR SALAD	W/CHICKEN75.	INSALATA PECORINO40. mesculin greens topped with red onion and tomatoes, shaved pecorino Romano cheese in a balsamic vinaigrette	COLD ANTIPASTO60. house salad topped with italian cold cuts and cheeses	SAUTEED BROCCOLI SPEARS50.	SAUTEED BROCCOLI RABE 55.	SAUTEED FRESH SPINACH45.

Passta Perny																										
Passta EANNE ALLA VODKA Services 8-10 ENNE ALLA VODKA Services 8-10 ENNE ALLA VODKA Services 8-10 ENUNE ALLEREDO GONOTURE ALFREDO GONOTURE ALFREDO GONOTURE ALFREDO GONOTURE ALFREDO GONOTURE SHRIMP (MARRINARA Signated to 60 Services and control of a creany plink sauce INGUINE SHRIMP (MARRINARA Signated to 60 ENNE CAMBERI EN SERVICES Services and the demanders below to matter services and recompany for services and control of the activation services a sprinkled with seasoned bread cumbs INGUINE SCAMPI Services and the activation of the activation of the activation seasoned bread cumbs INGUINE CON VONGOLE INGUINE AND INGUINE INGUINE CON VONGOLE INGUINE AND INGUINE INGUINE AND INGUINE INGUINE CON VONGOLE INGUINE AND INGUINE INGUINE CONGOLE INGUINE INGUINE INGUINE INGUINE INGUINE INGUINE INGUINE I	FULL 16-18	85.	75.	95.	115.	115.	115.	95. sauce	115.	125. your	95. nalight	100.		95.	80.	85.	95.	95.	.09	65. "al dente"	75.	75.	90.	120. am sauce	80.	80.
					OLO)				INGUINE CON VONGOLE LAM SAUCE - RED OR WHITE)	INGUINE D'MARE (RED OR WHITE)	IGATONI MONTONARA	INGUINE CALAMARI MARINARA	ARFALLE FIORITE		De			IGATONI BELLA	PAGHETTI POMODORO					ARFALLE DEVINCI		

Baked Pasta HALF TRAY FULL Seasoned Ricotta & Mozzarella) Serves 8-10 16-18 LASAGNA
Entrees HALFTRAY FULL Serves 8-10 16-18
70. rd sauteed vegetables
CHICKEN MARSALA
simmered in a resi musmoon marsala wine sauce 70. 115. fresh befatzed children broad sautned in a wide wine land a better counce.
CHICKEN TOSCANO 70. 115. grilled balsamic or golden fried chicken cutlets topped with broccoil rabe, fresh mozzarelia and sundried tomatoes sauteed in a light garlic and virgin citive oil
CHICKEN PIZZAIOLA
CHICKEN PARMIGIANA 70. 115. golden fried chicken cullers topped with pomodoro sauce and melted mozzarella cheese CHICKEN VERDI. 80. 120.
and medical mozastella in a liemon franchisises soucce. VEAL MARSALA
VEAL PIZZALOLA
VEAL PARMIGIANA
SHRIMP PARMIGIANA
SHRIMP MONACHINA
SHRIMP FRANCHESE100. 155. egg battered jumbo shrimp sauteed in a white wine lemon butter sauce
SHRIMP OREGANATA
EGGPLANT ROLLATINI
EGGPLANT PARMIGIANA
MEATBALLS POMODORA
ozzare

About Jones Hollow Realty Group Inc.

Raising the Bar In Commercial Real Estate Service and Business Brokerage



In today's dynamic real estate market, selling your business or commercial property requires expertise, innovative strategies, enthusiasm, and the resources to promote your asset effectively. At Jones Hollow Realty Group, we provide a comprehensive and tailored approach when you list with us. Selling can be challenging, but with numerous properties and businesses successfully sold weekly across Long Island, success is within reach. Our proven sales methods, targeted marketing, and extensive professional network ensure no detail is overlooked. We use cutting-edge technology and creative solutions to boost your property's visibility and appeal, empowering you with the insights needed to choose the right agent.

When we say "raising the bar in real estate service," we mean it! Your priorities guide our actions as we navigate every step of the sale with meticulous care. With a strong track record, a skilled team, and years of experience in business brokerage and commercial real estate, Jones Hollow Realty Group has the tools to market and sell your property effectively. If you're committed to selling, we're dedicated to delivering results, ensuring a successful transaction tailored to your needs.

