

TURNKEY RESTAURANT WITH COMMERCIAL COOKING GAS • FULLY VENTED ON SENECA AVENUE



582 SENECA AVENUE

LOCATED BETWEEN GROVE STREET AND MENAHAN STREET

- Business sale and lease of this turnkey, well-known Ridgewood establishment with commercial cooking gas, fully vented.
- Retail space 2,250 SF approx at 25 ft x 90 ft with a basement.
- Warehouse converted to food and beverage establishment with full kitchen and commercial cooking gas.
- Big skylights.
- Backyard access.
- All uses considered.
- Close distance to the L and M trains.
- Business grosses approximately \$1.5 million a year. Year after year 50% growth in revenue.
- 7 year lease assignment to November 2031.
- Single-story building with no other tenants above.
- 4 AM liquor license in place. License includes live music.
- FULL EQUIPMENT LIST ON PAGE 2.
- CONTACT US FOR KEY MONEY DETAILS.

LICENSED BROKER & PRINCIPAL

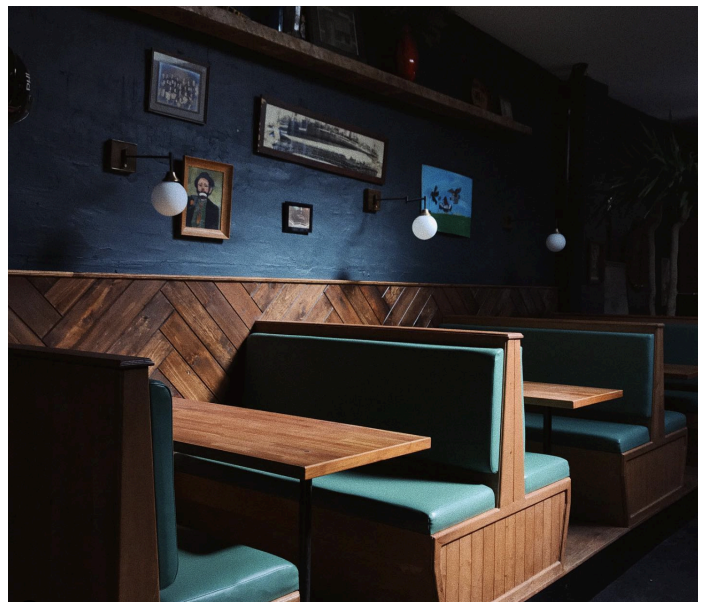
DANIEL BARCELOWSKY

PHONE : 646.373.7944

E-MAIL : DANIEL@EVRGREALTY.COM

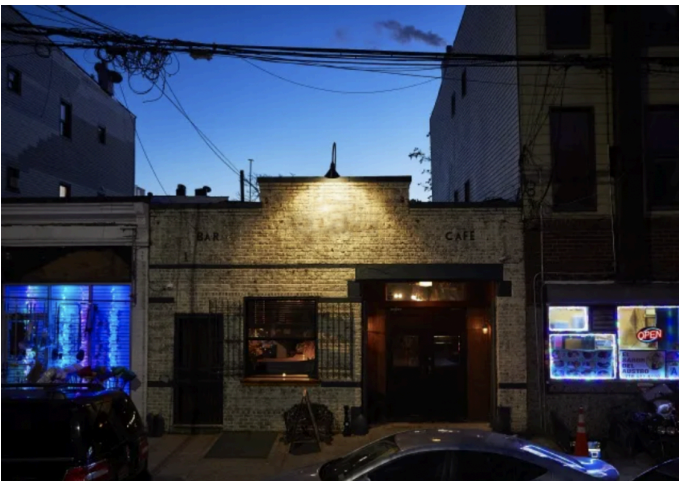
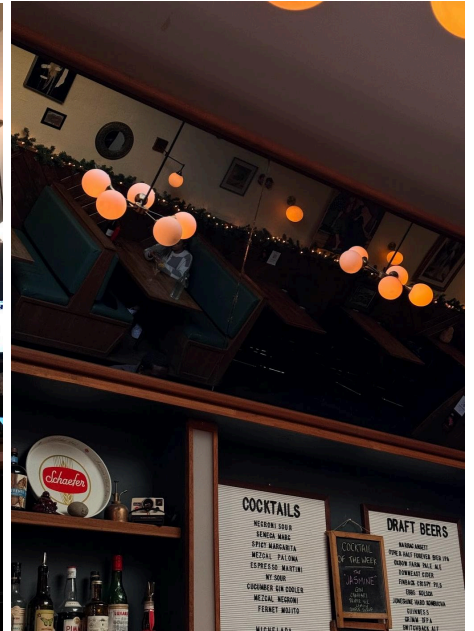
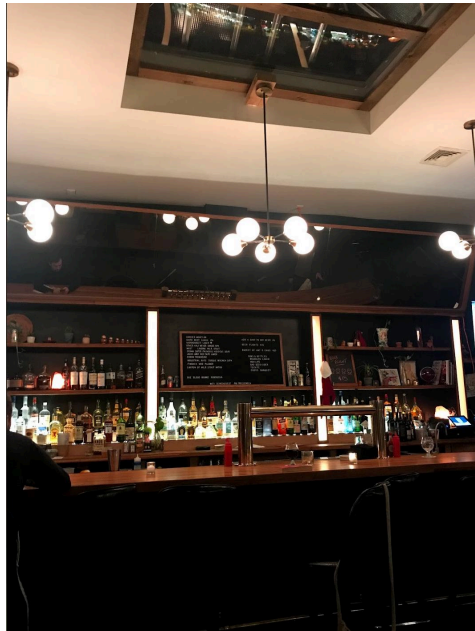


\$5,200/MONTH



EQUIPMENT LIST

- 2 True Under Counter Coolers, 48"
- 2 True Coolers with Refrigerated Sandwich Prep Counter, 48"
- Baker's Pride Combo: 6-Burner Range, 24" Griddle, 24" Salamander (Gas) Gas Fryer
- Combo Standup Fridge/Freezer
- Kold Draft SC200 Under Counter Ice Cube Maker
- 12-Faucet Micromatic Tap Tower
- Micromatic Draft Beer Line Glycol Chiller
- 12' x 12' Walk-In Cooler with Compressor and Blower
- 1400LB Chip Ice Machine (Bin Only, Head is Rented)
- Large Chest Freezer
- 6 Ton AC (2x 3 Ton Units on Roof) with Gas Heat Pumps
- Instant Hot Water Heater
- La Marzocca Linea 2 Espresso Machine
- Mazzer Super Jolly Espresso Grinder
- Bunn Automatic Drip Coffee Machine Bunn 3LB Bulk Coffee Grinder
- Amp Rack with 3 Crown Amps + DSP and Wall Controller



LAYOUT:

582 Seneca Avenue.
 Plan View

4.1

