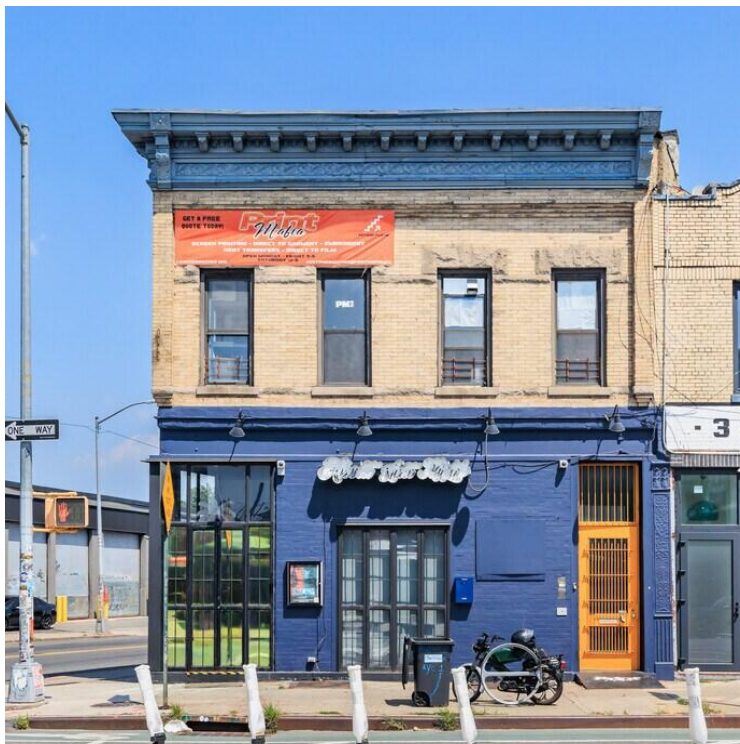


1 Knickerbocker Ave

Bushwick Brooklyn, NY

Storefront for Lease | 4,600 SF | Former Bar & Restaurant



PROPERTY SPECIFICATIONS

Location	1 Knickerbocker Ave
Neighborhood	Bushwick Brooklyn
Ground Level SQFT	2300 SF
Basement SQFT	2300 SF
Frontage	120 FT
Former Use	Bar & Restaurant
Subway Access	L

HIGHLIGHTS

- Corner Location
- Built-Out Bar
- Built-Out Gas Kitchen
- 5 Restrooms
- Office / Secure Storage Space
- Public Assembly License / Occupancy

Asking Rent: Please Inquire

Be the next go-to destination in Bushwick with this unique corner space — the perfect spot for your bar, nightclub or theater concept. Formerly a successful F&B location, this site is ready for its next operator to elevate it to new heights.

Tall ceilings, a spacious bar, a stage, and a full gas kitchen (in the lower level) make it ideal for a quick, cost-efficient opening. Take advantage of lower start-up costs and get your business up and running fast!

Located on Knickerbocker Avenue, close to Morgan Ave L train, in a commercial only building and zoning district

Contact Jeff with any questions or to schedule a tour!

EXCLUSIVE BROKER

JEFF GONCALVES *Associate Broker*

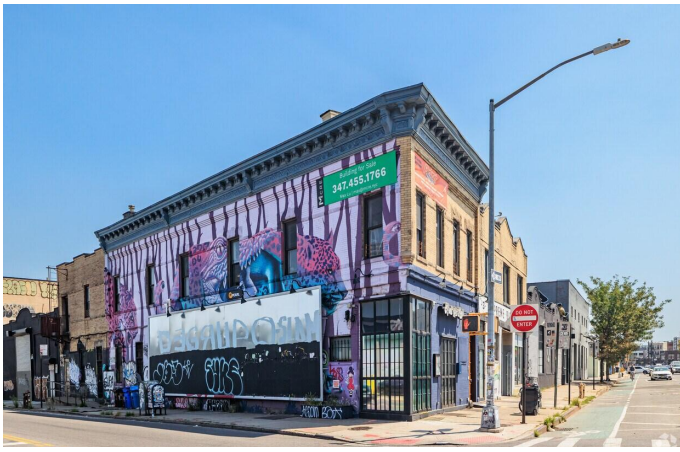
(413) 454-7782 | jeff@mypsaceny.com

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