

Exclusive Offering Business For Sale
Ground Floor Indoor Children Playground
912 Broadway, Brooklyn, NY 11206



For further information, kindly contact exclusive agents:

DAPHNE ZHOU-CHAN President

daphnec@harvestinternational.net

516.326.8200

AVA YULING CHEN Sales & Leasing Associate

avac@harvestinternational.net

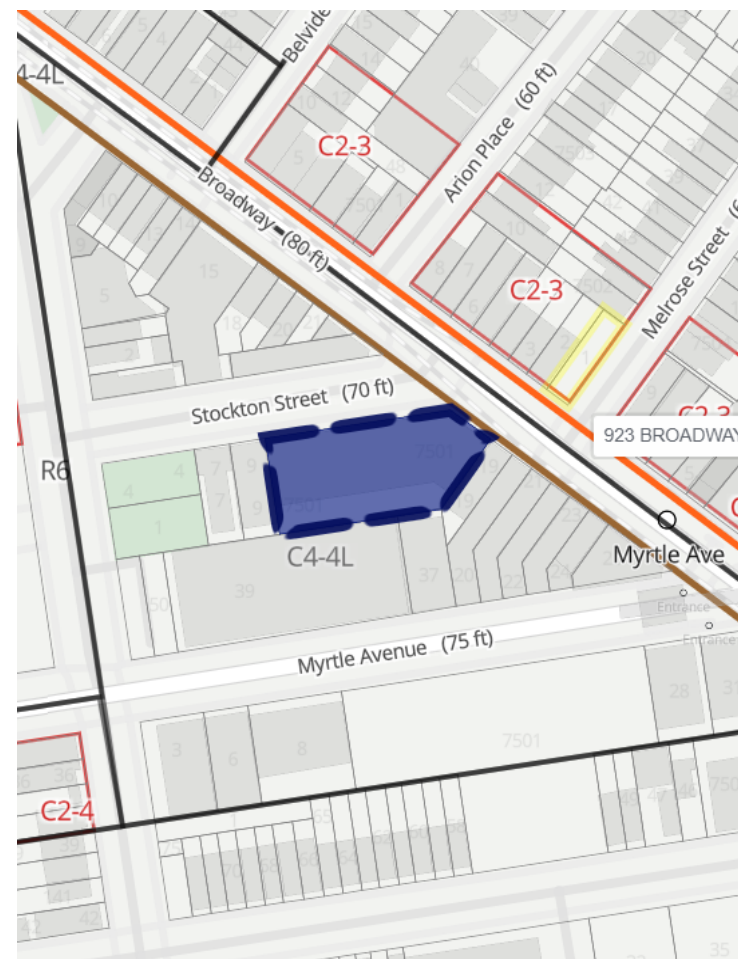
516.558.9814

All information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal. As an example, all zoning information, buildable square footage estimates and indicated users must be independently verified. Vacancy factors used herein are an arbitrary percentage used only as an example, and does not necessarily relate to actual vacancy, if any. Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal, only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions set forth in the brokerage agreement are fully and unconditionally satisfied.

PROPERTY INFORMATION

Property Address:	912 Broadway, Brooklyn, NY11206
Neighborhood:	Stuyvesant Heights
Retail Size:	11,000 SF + approx. 2,500 SF of storage
Lease Term:	10+5 years option (currently on the 3rd year of the lease)
Property Tax:	25 years tax abatement increase
CAM:	None
Deposit:	Pending on new tenant's financial
Sales Price:	Upon Request
Parking:	Parking available next door - \$10/day for store customers
Highlight:	The facility is in excellent condition, everything is only 3 years old and is being maintained with daily cleaning. The sale includes all equipment, materials, furnishings, and client database. Fully turn-key with strong community reputation. Located in a high-demand family area, this business offers immediate income and the opportunity to expand services such as parties, events, and memberships. A rare chance to take over a stable, money making business in a prime Brooklyn location. One min walk to near by subway J, M, Z Line at Myrtle Ave station.

TAX MAP



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PHOTOS



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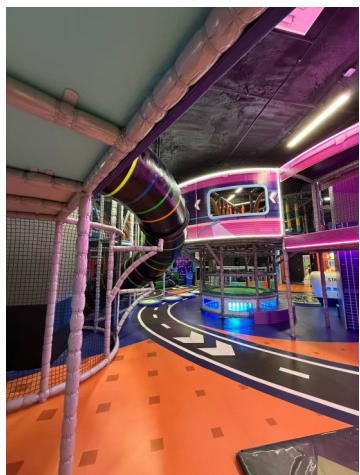
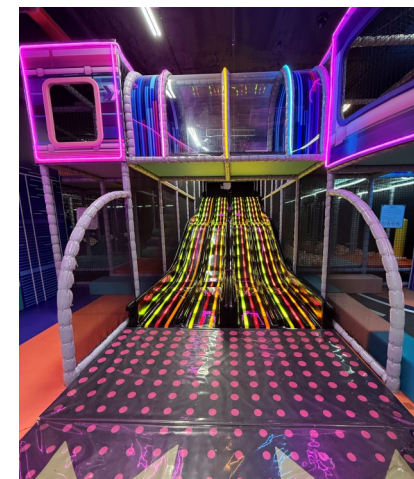
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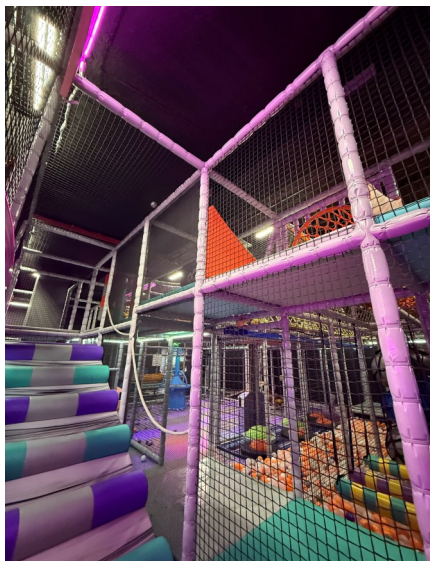
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TRANSPORTATION

TRANSIT/SUBWAY

Myrtle Avenue    	1 min walk	0.1 mi
Flushing Avenue (J,M Line)   	6 min walk	0.3 mi
Kosciuszko Street  	9 min walk	0.6 mi
Central Avenue  	10 min walk	0.6 mi
Morgan Avenue  	15 min walk	1.4 mi

COMMUTER RAIL

Nostrand Avenue Station  Long Island Rail Road	7 min drive	2.3 mi
East New York Station  Long Island Rail Road	6 min drive	2.6 mi
Atlantic Terminal  Long Island Rail Road	9 min drive	3.3 mi
Long Island City Station  Long Island Rail Road	12 min drive	4.2 mi
Hunterspoint Avenue Station  Long Island Rail Road	11 min drive	3.9 mi

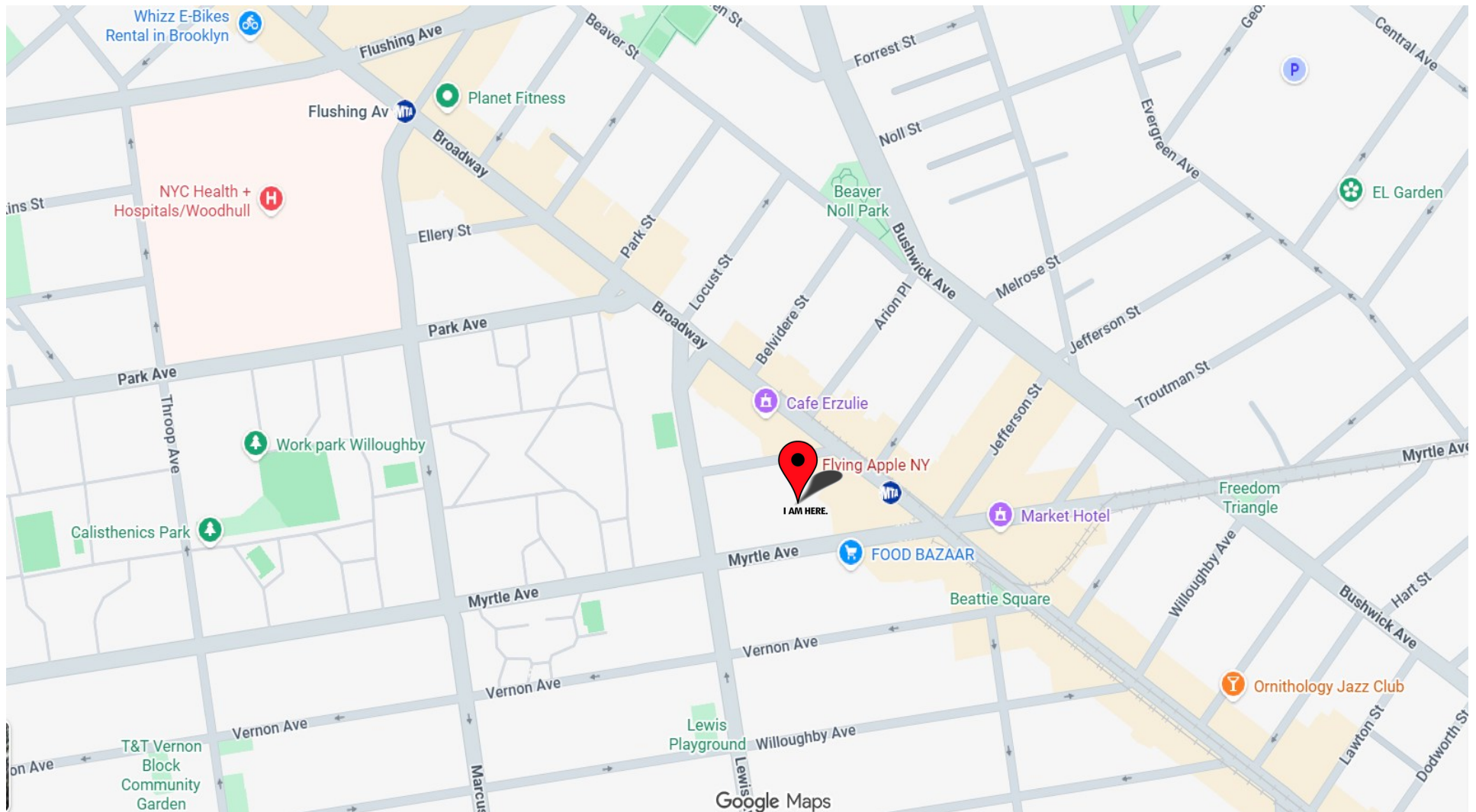
AIRPORT

LaGuardia 	17 min drive	8.2 mi
John F Kennedy International 	21 min drive	12.0 mi

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NEIGHBOR MAJOR RETAILERS

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