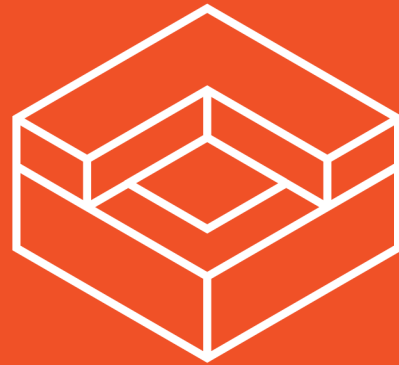


327 STUYVESANT AVE
BED-STUY

**BUSINESS
SALE**



COUNTER

REAL ESTATE

327 STUYVESANT AVE
BED-STUY

JUSTIN LOSH
(347) 388-4649
JUSTIN@COUNTRYNY.COM

OFFICE
250 MOORE ST, #302
BROOKLYN, NY 11206



PROPERTY DETAILS

 **\$8,000 PER MONTH**
KEY MONEY ASK UPON REQUEST

 **1,600 SF RESTAURANT/BAR**
FULL BASEMENT INCLUDED

 **10 YEAR TERM**

TURNKEY RESTAURANT & BAR BUSINESS
SALE

FULLY VENTED KITCHEN WITH GAS,
ANSUL SUPPRESSION

FULL BASEMENT W/ WALK-IN FRIDGE,
OFFICES, AND STORAGE

LIQUOR LICENSE IN PLACE
(12:30 AM WEEKDAYS / 1:30 AM FRI/SAT)

BASEMENT ACCESS DIRECTLY FROM
KITCHEN, MULTIPLE DELIVERY ACCESS
POINTS

CORNER UNIT, PRIME STREET
PRESENCE

SIDEWALK SEATING IN PLACE
(ROADWAY CAFE PREVIOUSLY APPROVED)

327 STUYVESANT AVE
BED-STUY

JUSTIN LOSH
(347) 388-4649
JUSTIN@COUNTRYNY.COM

OFFICE
250 MOORE ST, #302
BROOKLYN, NY 11206



DINING ROOM



327 STUYVESANT AVE
BED-STUY

JUSTIN LOSH
(347) 388-4649
JUSTIN@COUNTRYNY.COM

OFFICE
250 MOORE ST, #302
BROOKLYN, NY 11206



DINING ROOM



327 STUYVESANT AVE
BED-STUY

JUSTIN LOSH
(347) 388-4649
JUSTIN@COUNTRYNY.COM

OFFICE
250 MOORE ST, #302
BROOKLYN, NY 11206



KITCHEN



327 STUYVESANT AVE
BED-STUY

JUSTIN LOSH
(347) 388-4649
JUSTIN@COUNTRYNY.COM

OFFICE
250 MOORE ST, #302
BROOKLYN, NY 11206



ROADWAY CAFE & LOWER LEVEL



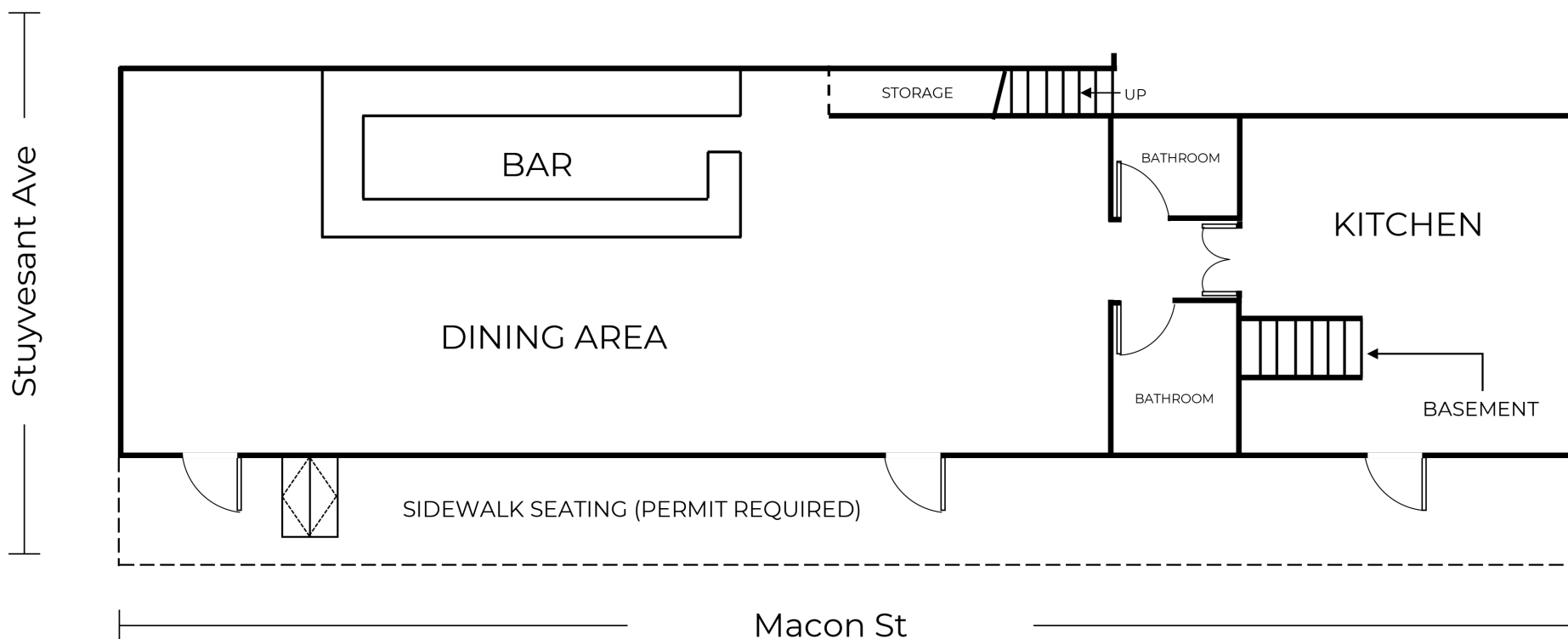
327 STUYVESANT AVE
BED-STUY

JUSTIN LOSH
(347) 388-4649
JUSTIN@COUNTERNY.COM

OFFICE
250 MOORE ST, #302
BROOKLYN, NY 11206



FLOOR PLAN - GROUND LEVEL



Disclaimer: Please note this floor plan is for marketing purposes and is only to be used as a guide. All efforts have been made to ensure its accuracy at time of print. Approximate measurements listed in this floor plan are reflective of the interior space dimensions only.

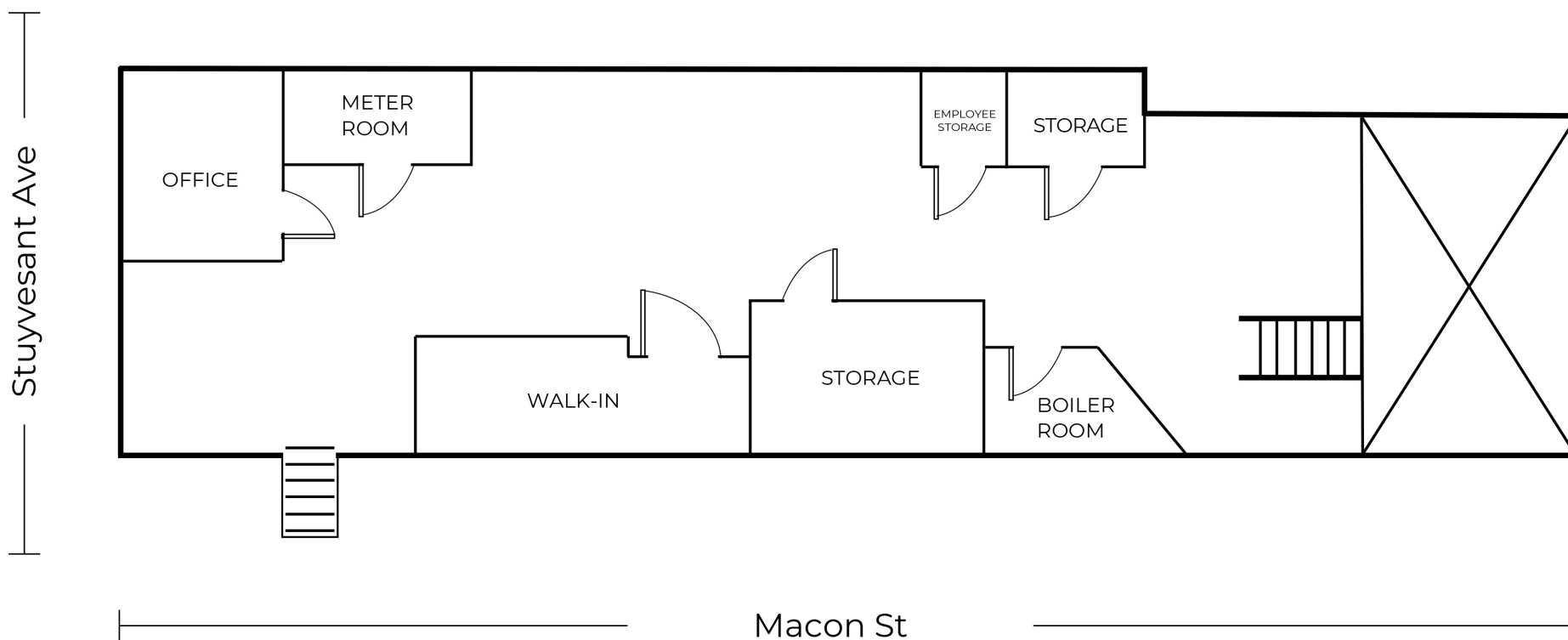
327 STUYVESANT AVE BED-STUY

JUSTIN LOSH
(347) 388-4649
JUSTIN@COUNTRYNY.COM

OFFICE
250 MOORE ST, #302
BROOKLYN, NY 11206



FLOOR PLAN - LOWER LEVEL

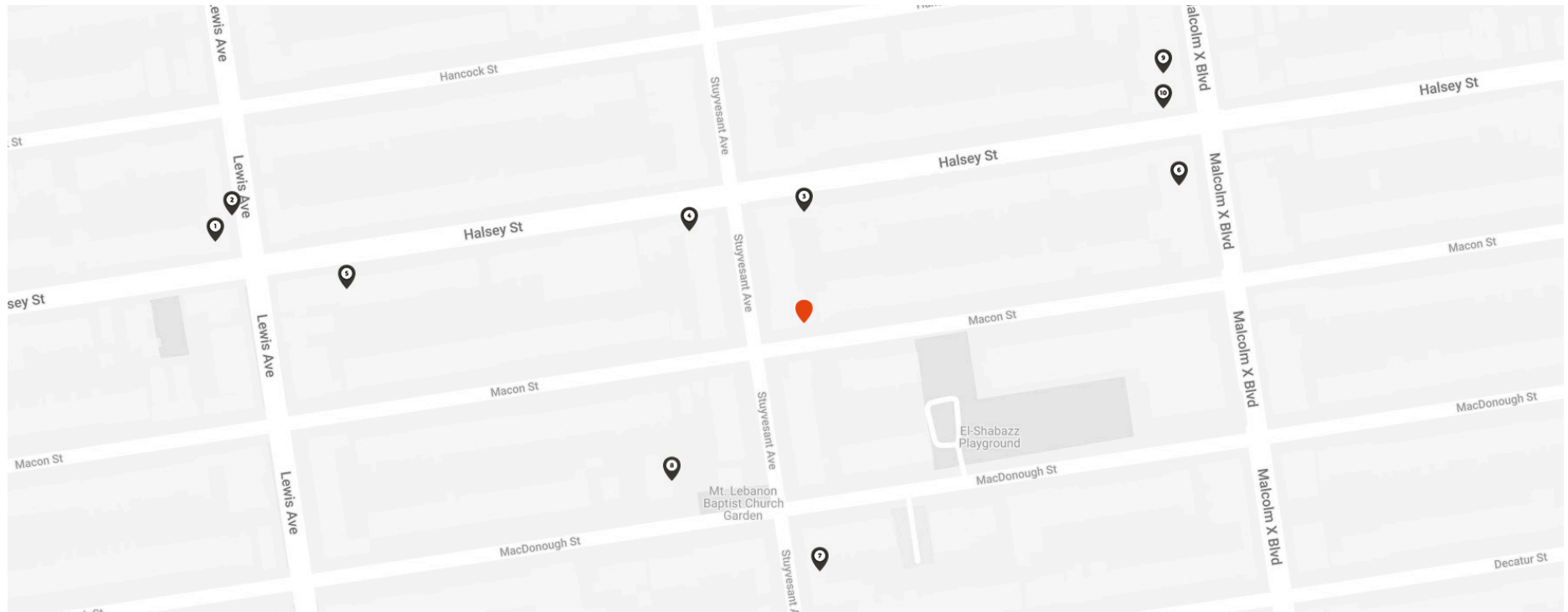


Disclaimer: Please note this floor plan is for marketing purposes and is only to be used as a guide. All efforts have been made to ensure its accuracy at time of print. Approximate measurements listed in this floor plan are reflective of the interior space dimensions only.

327 STUYVESANT AVE BED-STUY

JUSTIN LOSH
(347) 388-4649
JUSTIN@COUNTRYNY.COM

OFFICE
250 MOORE ST, #302
BROOKLYN, NY 11206



NEIGHBORS

- 1 - SARAGHINA BAKERY
- 2 - SARAGHINA PIZZERIA
- 3 - MANNY'S WINE SHOP
- 4 - RITA & MARIA
- 5 - LUNÀTICO
- 6 - TRAD ROOM

- 7 - STUYVESANT DELI & SUPERMARKET
- 8 - AKWAABA MANSION
- 9 - ROYAL RIB HOUSE NYC
- 10 - THERAPY WINE BAR

DEMOGRAPHICS

(1MI/3MI)
POPULATION - 196,787 / 1,418,706
AVERAGE AGE - 36.3 / 36.7
AVERAGE HH INCOME -
\$99,367 / \$107,305

TRANSPORT

A/C TRAIN: UTICA
AVERAGE DAILY RIDERS
WEEKDAY - 17,352
WEEKEND - 21,949