



300 RICHARDSON STREET [GROUND FLOOR], BROOKLYN, NY 11222

A Fully-Equipped 2,300 Square Foot Brewery in a Thriving, High-Traffic Brooklyn Neighborhood

Description

This is a turnkey opportunity for an operator to take possession of an already established brewery, serving the vibrant East Williamsburg demographic while also catering to the attendees of Brooklyn Steel, which hosts numerous shows each month. The brewery was established in 2018, offers a fully fixtures bar (excluding brewery equipment, which could also be available for sale). The 2,300 SQ. FT ground-floor space is located in a prime area and benefits from strong synergy with the adjacent tenant, adding significant value to the business. Key money – Brand new direct lease through ownership.

Exclusive Agent

Lauren Curcio, Executive Director

Lauren.Curcio@compass.com | 917. 370. 915

Property Specifics

Size	2,300 SF
Term	Negotiable
Rental Rate	\$8,750.00
Space Use	Retail
Condition	Full Build Out
Availability	Now
Key Money	\$125,000

Taproom Inventory List

- Tap cooler – 8' x 76" x 70.5" tall
- Back cooler – 142" x 70" x 98" tall
- 9 high-top tables
- 24 chairs
- 18 stools
- Behind-the-bar dishwasher
Model ET A-3
- Ice-O-Matic ice machine
- Krowne ice bin
- Krowne glass drying rack
model 21-GSB1
- 1 three-bay sink behind the bar
- 1 hand-washing sink behind the bar
- 10-tap system setup
- 1 glass rinser attached to the bar
- L-shaped bar – 115" one side, 172" other side, 28.5" deep, 43" tall
- 4 2-ton Fujitsu cooling and heating units
- 1 Daikin cooling air conditioner
- 1 exhaust unit
- 4 strategically placed trench drains

Kitchen:

- 1 three-bay sink
- 1 hand-washing sink
- 3 Metro racks
- 20" x 23" prep table
- 1 Avantco commercial fridge
- 1 Beverage-Air commercial fridge
- 2 Avantco electric commercial ovens
- 1 Avantco griddle 19" x 16"
- 1 single steam table

Location

This property is situated directly across from Brooklyn Steel, a renowned live music venue in East Williamsburg, Brooklyn, known for hosting a diverse range of performances across indie, rock, electronic, and more. The venue typically holds 10-15 shows per month, with the schedule varying based on events. The property located near the Graham L subway line nearby and just minutes from the BQE, providing convenient connectivity to the surrounding areas.

