



COMPASS

Amenities

Exposed Brick Private Entrance
Central AC Full Basement

Property Details

Status	Active
Rental Incentives	OP, CYOF
Total Rooms	4.0
Compass Type	Rental
Year Built	1958
County	Kings County

Listing Description

Restaurant for Lease with Garden in Prime Brooklyn Location

Explore an exceptional opportunity to lease a charming restaurant with a garden at 407 Myrtle Avenue, Brooklyn, NY 11205. Nestled in the vibrant Fort Greene / Clinton Hill area with robust foot traffic, this property currently operates as a renowned falafel house, offering a turnkey solution for restaurateurs seeking a dynamic new venue.

Located on bustling Myrtle Avenue, celebrated for its diverse culinary offerings and lively community, this restaurant boasts a rare outdoor garden—perfect for al fresco dining and creating a distinctive ambiance. Additionally, a full basement with 9-foot ceilings provides extensive storage and prep areas, while the fully equipped kitchen features a built-out front counter, two cold display cases, two pizza ovens, comprehensive ventilation, and fixtures, accommodating a variety of culinary concepts.

Benefit from established foot traffic and high visibility, ensuring a steady stream of customers. Don't miss this opportunity to lease a prime restaurant space in one of Brooklyn's most coveted locations.

Contact us today to schedule a viewing or obtain more information.



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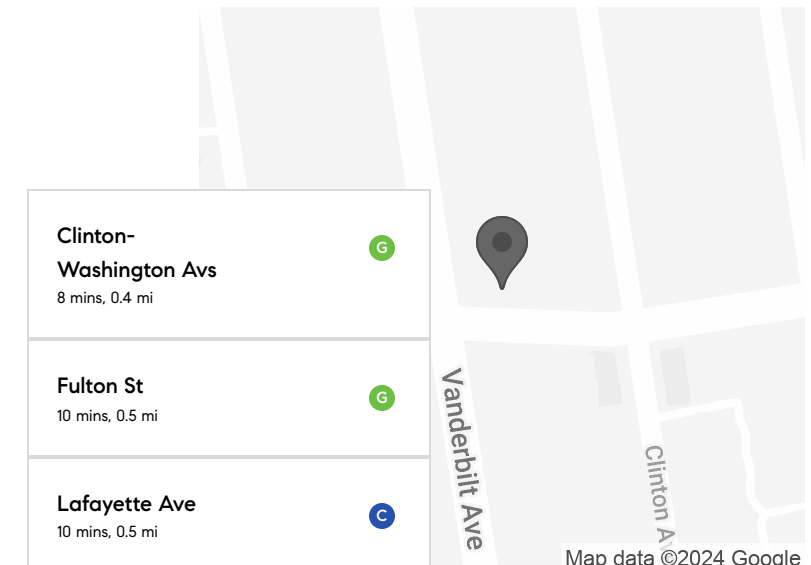


407 Myrtle Avenue, Unit STORE

Retail 2477 SF \$7,800

Clinton Hill

Offering 2,477 square feet
Asking \$7,800/mo NNN - 75% of Taxes and
Water Bill and Key Money: \$50,000
Available Date: 08/01/2024
Lease Term: - 5 Year
Furnished: - Partial
Total Rooms: 4.0
Year Built: 1958

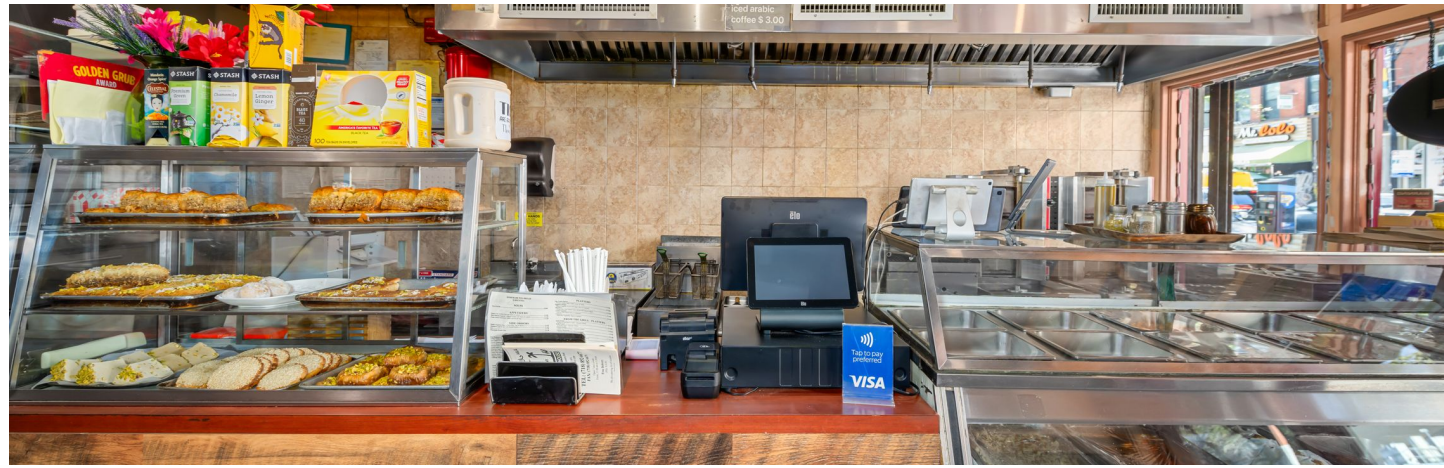


Clinton-Washington Aves
8 mins, 0.4 mi

Fulton St
10 mins, 0.5 mi

Lafayette Ave
10 mins, 0.5 mi

Map data ©2024 Google



DE

THE DE ADVISORY TEAM

407 MYRTLE AVENUE, BROOKLYN



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