

214 STARR STREET
STARR BAR
BUSHWICK

BUSINESS SALE



214 STARR STREET
BUSHWICK

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

OFFICE
250 MOORE ST, #302
BROOKLYN, NY 11206



PROPERTY DETAILS

 **\$7,338 PER MONTH**
KEY MONEY ASK UPON REQUEST

CURRENT RENT UNTIL OCT 2025:
\$3,669 PER MONTH

 **2400 SF**

 **10+ YEAR TERM**
Potential Savings of \$260-\$680K over term

TURN KEY BAR, RESTAURANT AND EVENT SPACE
BUSINESS SALE

FULL LIQUOR LICENSE IN PLACE

HEAVY BUSHWICK / WYCKOFF AVENUE
NIGHTLIFE FOOT TRAFFIC

24' LONG BAR WITH 8-LINE FOBBED KEG SYSTEM
AND TWO FULL SERVICE WELLS, LARGE STAGE
WITH PROJECTION SETUP

FULLY VENTED KITCHEN WITH GAS, WALK-IN
COOLER AND LOFTED STORAGE SPACE

HVAC IN PLACE, ADA RESTROOM AND
PERMITTED OUTDOOR SEATING

KITCHEN / BAR EQUIPMENT AND FURNITURE
INCLUDED IN SALE

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GROUND FLOOR



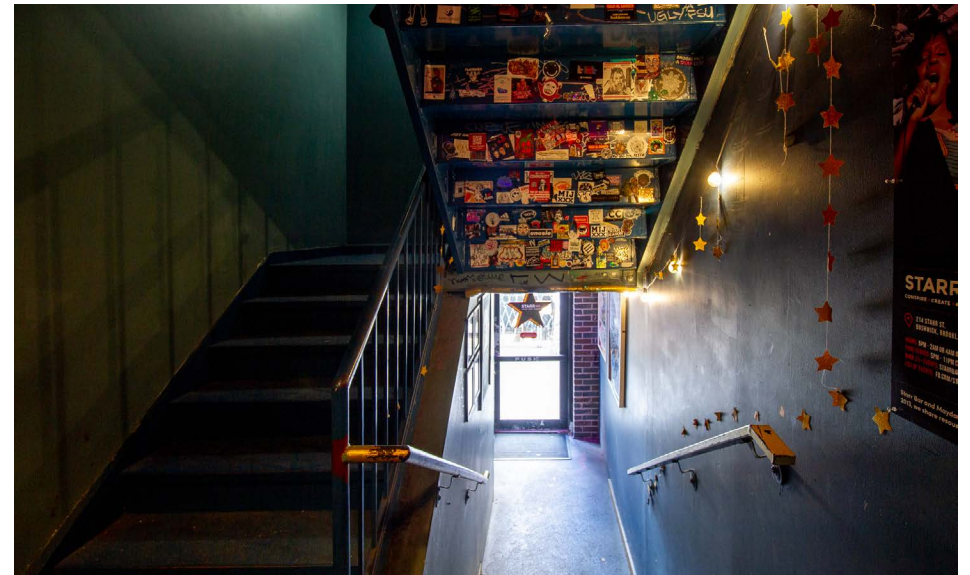
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ADDITIONAL PHOTOS





RENT ARBITRAGE

	Current	Market (50)	Market (65)
Total Lease Obligation	\$1,015,147.22	\$1,375,665.52	\$1,788,365.17
Total Obligation Difference		\$360,518.29	\$773,217.95

	Current Lease		Market Lease (50)		Market Lease (65)	
	Monthly Rent	Annual Rent	Monthly Rent	Annual Rent	Monthly Rent	Annual Rent
Starting Rent (PSF)	\$37*		\$50		\$65	
Annual Increases	5%		3%		3%	
Year 1	\$3,669.00	\$44,028.00	\$10,000.00	\$120,000.00	\$13,000.00	\$156,000.00
Year 2	\$7,339.24	\$88,070.88	\$10,300.00	\$123,600.00	\$13,390.00	\$160,680.00
Year 3	\$7,706.20	\$92,474.42	\$10,609.00	\$127,308.00	\$13,791.70	\$165,500.40
Year 4	\$8,091.51	\$97,098.15	\$10,927.27	\$131,127.24	\$14,205.45	\$170,465.41
Year 5	\$8,496.09	\$101,953.05	\$11,255.09	\$135,061.06	\$14,631.61	\$175,579.37
Year 6	\$8,920.89	\$107,050.71	\$11,592.74	\$139,112.89	\$15,070.56	\$180,846.76
Year 7	\$9,366.94	\$112,403.24	\$11,940.52	\$143,286.28	\$15,522.68	\$186,272.16
Year 8	\$9,835.28	\$118,023.40	\$12,298.74	\$147,584.86	\$15,988.36	\$191,860.32
Year 9	\$10,327.05	\$123,924.57	\$12,667.70	\$152,012.41	\$16,468.01	\$197,616.13
Year 10	\$10,843.40	\$130,120.80	\$13,047.73	\$156,572.78	\$16,962.05	\$203,544.62
Total		\$1,015,147.22		\$1,375,665.52		\$1,788,365.17

*starting Year 2

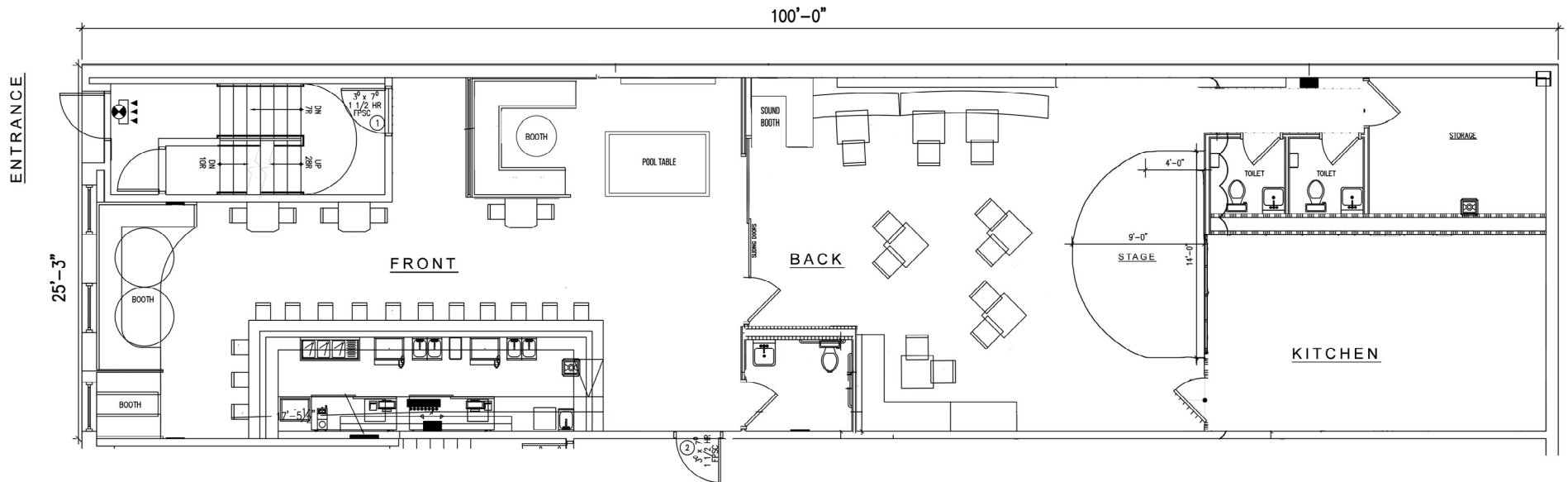
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FLOOR PLAN



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STARR BAR EQUIPMENT & SPECS

LOCATION	ITEM	QUANTITY
BAR	8 Line Draft - Tower and Lines (Micro Matic USA - 352-5441081-FL)	1
	Draft - Tower and Lines (Micro Matic USA - 352-5441081-FL)	1
	Low Boy Fridge (Everest - EBB59-24)	1
	Two Compartment Sink and Faucet	2
	3 Compartment Sink	1
	3 Compartment Sink Extension	1
	Ice Bins	2
KITCHEN	6-Burner Stove and Oven	1
	Vented Hood with Ansul System	1
	Ice Machine (Manitowoc NEOTM 310 Undercounter)	2
	Hot Water Heater (Rheem RTGH-95DVLN 9.5 GPM Direct Vent Tankless Gas)	1
	Freezer (Purchased 2023)	1
	3 Compartment Dishwashing Sink (Purchased 2022)	1
	Low Boy Fridge (RESTAURANT APPLI-8885346085-FL)	1
	24" Gas Griddle	1
	Kitchen Prep Table	2
	Cecilware Gas Fryer	1
	Low Boy and Prep Fridge	1
Mop Sink	1	



STARR BAR EQUIPMENT & SPECS

LOCATION	ITEM	QUANTITY
AV & SOUND	Innopow Wireless Microphone System (WM-333)	1
	Yamaha Digital Piano with Sustain Pedal and Stand (P-45B)	1
	Yamaha MG16XU 16-Channel Mixer with USP and FX	1
	Yamaha MG 10XU 10 Channel Mixer with Effects	1
	Pioneer DDJ FLX6	1
	Numark M6 USB 4-Channel DJ Mixer	1
	Technics SL 1200MK5	2
	Peavy Sanctuary Series Speakers - SSE 26 2-Way with 6/5" Woofers	6
	Electro-Voice Loudspeaker - ZLX-12 2-Way with 1000 Watts	4
	Fender Hot Rod Deluxe Guitar Amp	1
	Tama Imperial Star Drumkit - MAH20-8N	1
	BenQ Projector - 1075HD	1
Rane Amplifiers and Controllers	-	
<i>* Please inquire for additional specs</i>		
HVAC SYSTEM	20 Ton	
	Carrier Brand	
	<i>* Please inquire for additional specs</i>	



STARR BAR EQUIPMENT & SPECS

LOCATION	ITEM
WALK-IN REFRIGERATION	
Size	8'W x 10'L x 7.5'H
Wall & Ceiling Panels	26 Gauge USDA Approved Galvanized Steel 6" Polystyrene Insulation
Door	36" x 78" with self closing hinges and latch, inside release, gasket and diamond kick plate
Refrigeration System	Complete remote R404A system 13900 BTU/H at 25 Degrees F Suction temp (35 Degrees F room temp) 1.5HP Copeland Compressor Model TS015MR 230/1/60 Air Defrost Evaporator Coil Model ADR-136, 115/1/60 Solenoid Valve Expansion Valve Thermostat Defrost Timer
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MISC	Sensi Thermostat Simple Safe Security System Yi Camera Security (5 Camera) **ATM Machine and Pool Table Not Included in Sale

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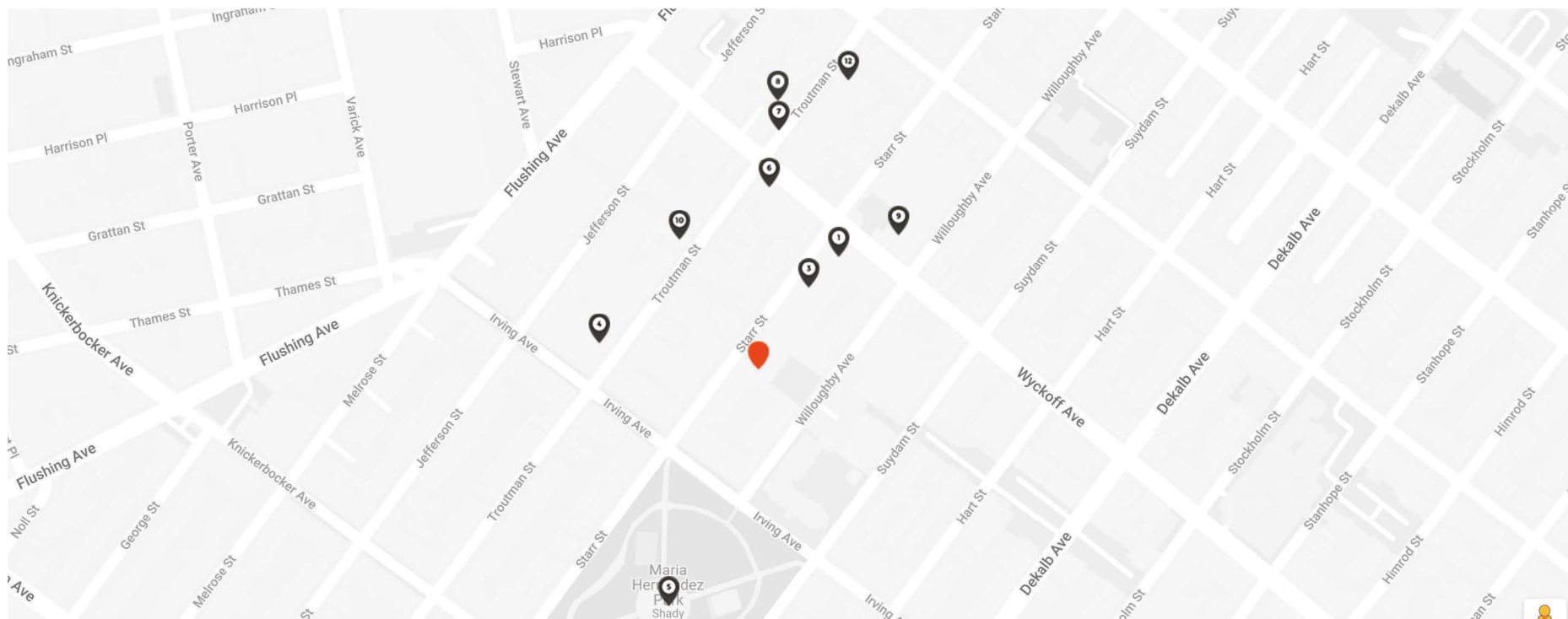
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NEIGHBORS

1 - CAROUSEL

2 - THE TEN BELLS

3 - THE SULTAN ROOM

4 - NOOK

5 - MARIA HERNANDEZ PARK

6 - ARTICHOKE PIZZA

7 - SEA WOLF

8 - LOT45

9 - ABSOLUTE POWER FITNESS

10 - KATO SAKE WORKS

11 - PEARL'S BAR

12 - BROOKLYN MADE

DEMOGRAPHICS

(1MI/3MI)

POPULATION - 180,330/1,113,711

AVERAGE AGE - 33.1/34.1

AVERAGE HH INCOME -

\$74,186-\$85,029

TRANSPORT

L TRAIN: JEFFERSON ST

AVERAGE DAILY RIDERS

WEEKDAY - 10,098

WEEKEND - 11,054