

RESTAURANT FOR LEASE

Exclusive Listing / Commercial Acquisitions Inc.



3145 BRIGHTON 4TH STREET, BROOKLYN NY 11235

Corner Of Brighton 4th Street & Brightwater Court

KEY MONEY

UPON REQUEST

SIZE

**2,500 SF +
BOARDWALK**

RENT

**\$20,600/MONTH
NNN LEASE**

Highlights:

90' Frontage On Boardwalk

Capacity: 230 Seats

Turn-Key Restaurant

2 Commercial Kitchens And Cold Storage

Seating On The Boardwalk

Boardwalk Wet Bar

PROPERTY OVERVIEW

Turn-key restaurant opportunity at 3145 Brighton 4th Street, positioned directly on the Coney Island Boardwalk in one of Brooklyn's most heavily trafficked waterfront destinations. The space offers approximately **90 feet of boardwalk frontage**, delivering exceptional visibility and prime signage exposure, along with dedicated indoor and outdoor seating on the boardwalk itself. Recently renovated and delivered in excellent condition, the property features two full commercial kitchens, professional-grade equipment throughout, a large prep area, cold storage, a walk-in freezer, an indoor bar, a wet bar, and a fully functional dumbwaiter servicing both levels. An ideal fit for an operator looking to step into an established, ready-to-operate location.

EXCLUSIVE BROKER

Denis Abayev

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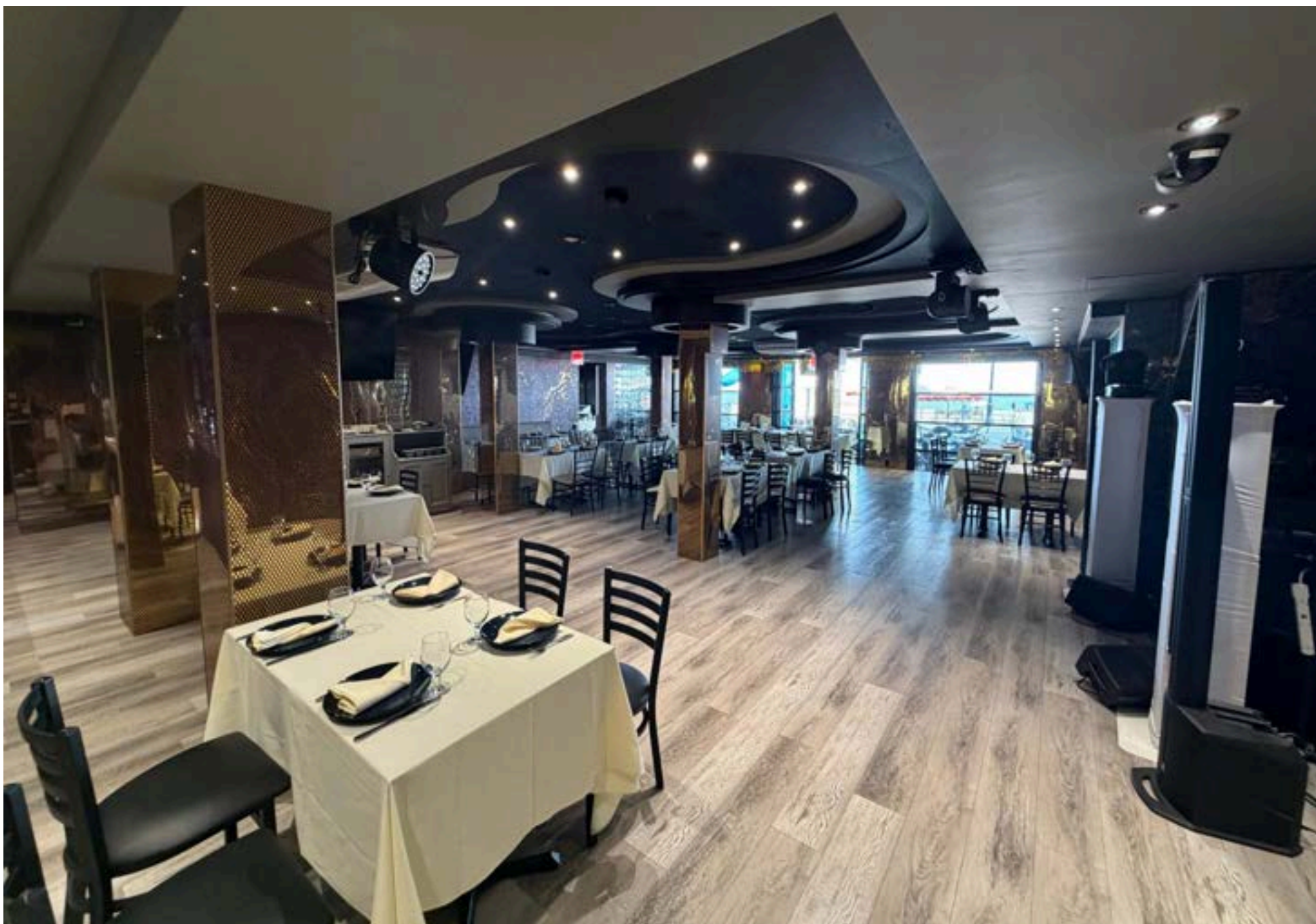
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OUTDOOR SEATING & WET BAR

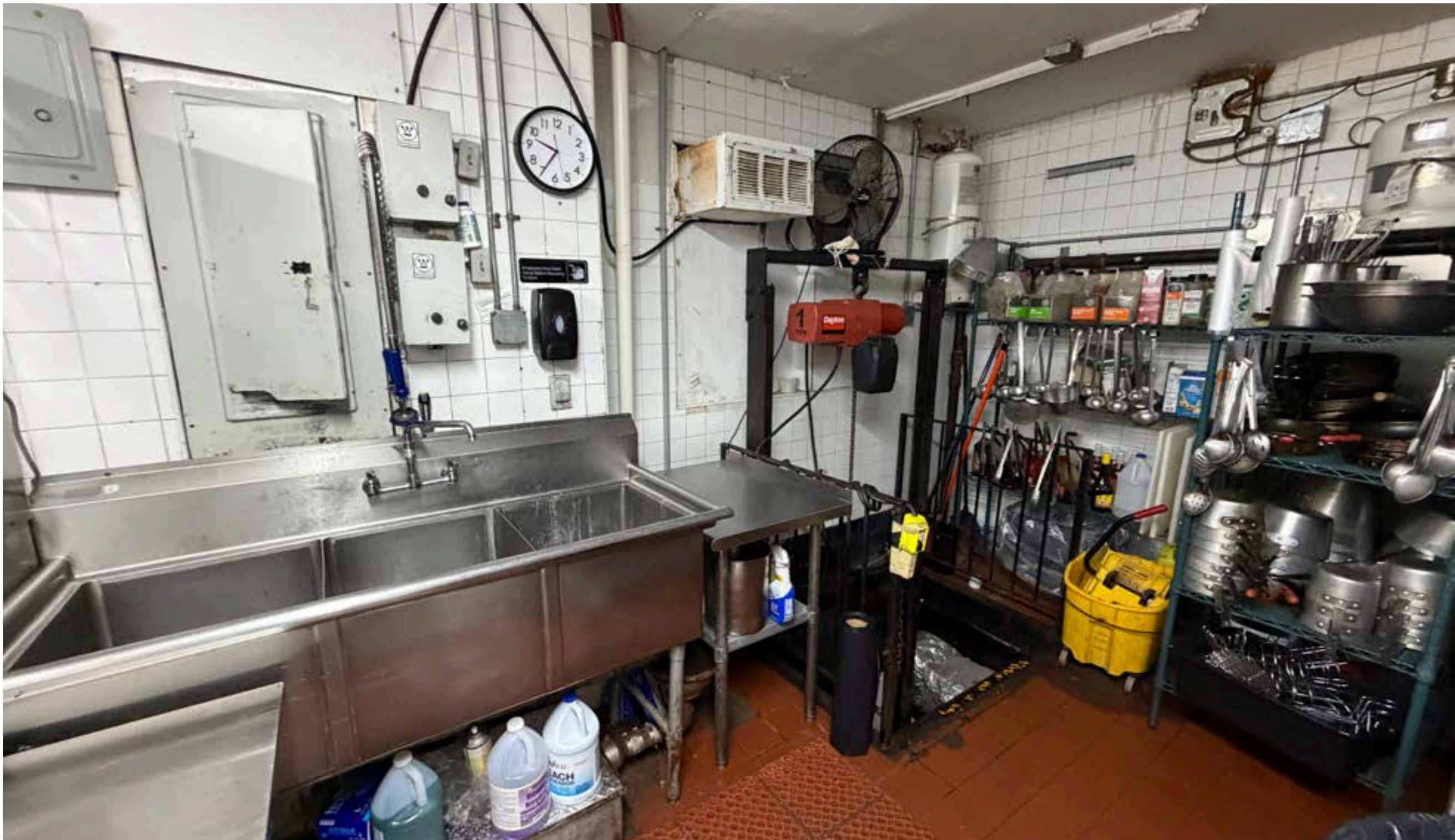
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COMMERCIAL KITCHEN 1

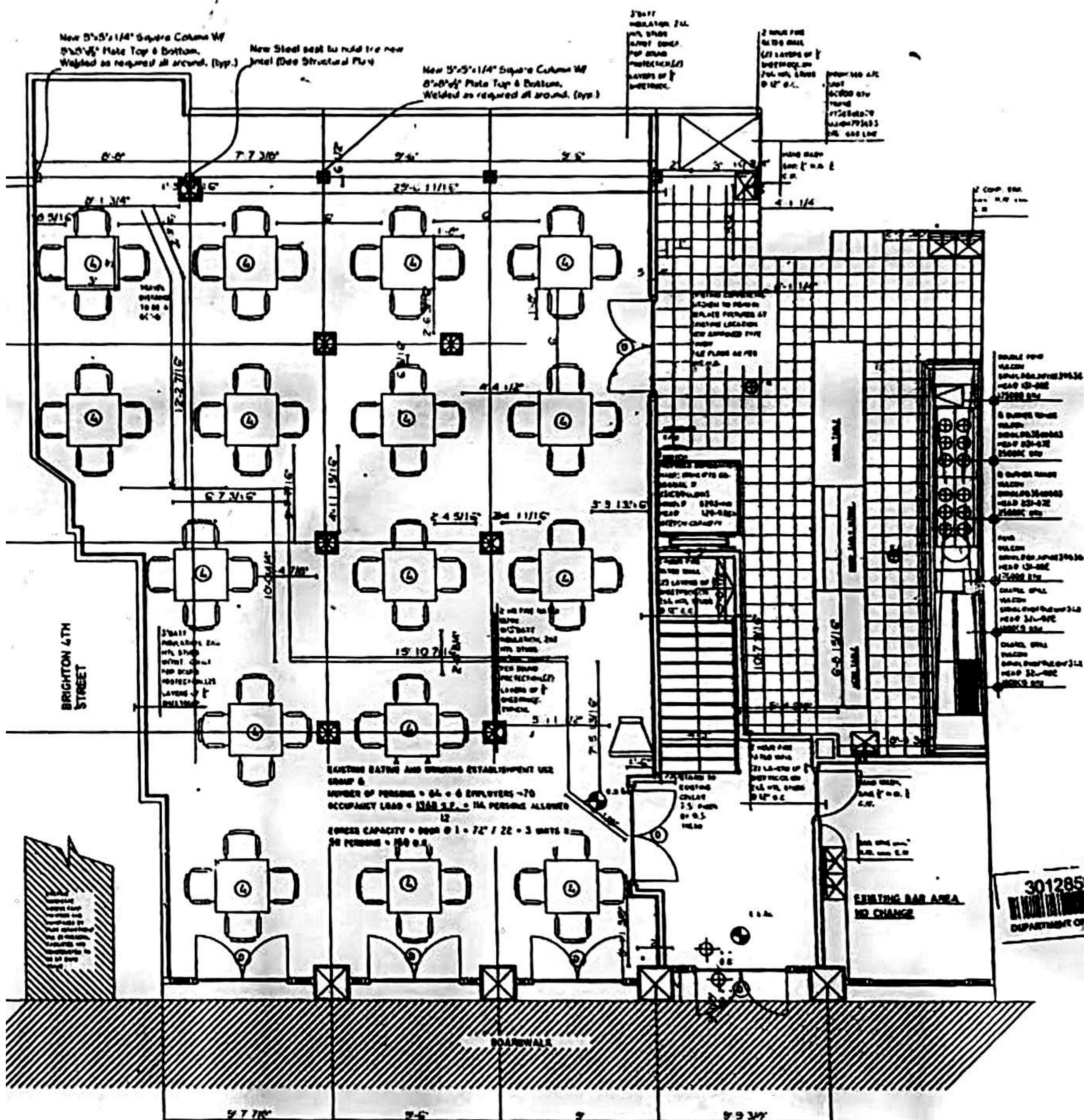
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U.S. DEPARTMENT OF BUILDINGS

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FIRST FLOOR PLAN

SCALE 1/4" = 1'-0"



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SCALE 1"=1'-0"