

3001

BRAGG STREET

BETWEEN BRAGG & BRIGHAM STREETS
SHEEPSHEAD BAY | BROOKLYN



UNIQUE WATERFRONT RESTAURANT OPPORTUNITY
WITH OUTDOOR SEATING POTENTIAL

CONCEPTUAL RENDERING

PROPERTY DETAILS

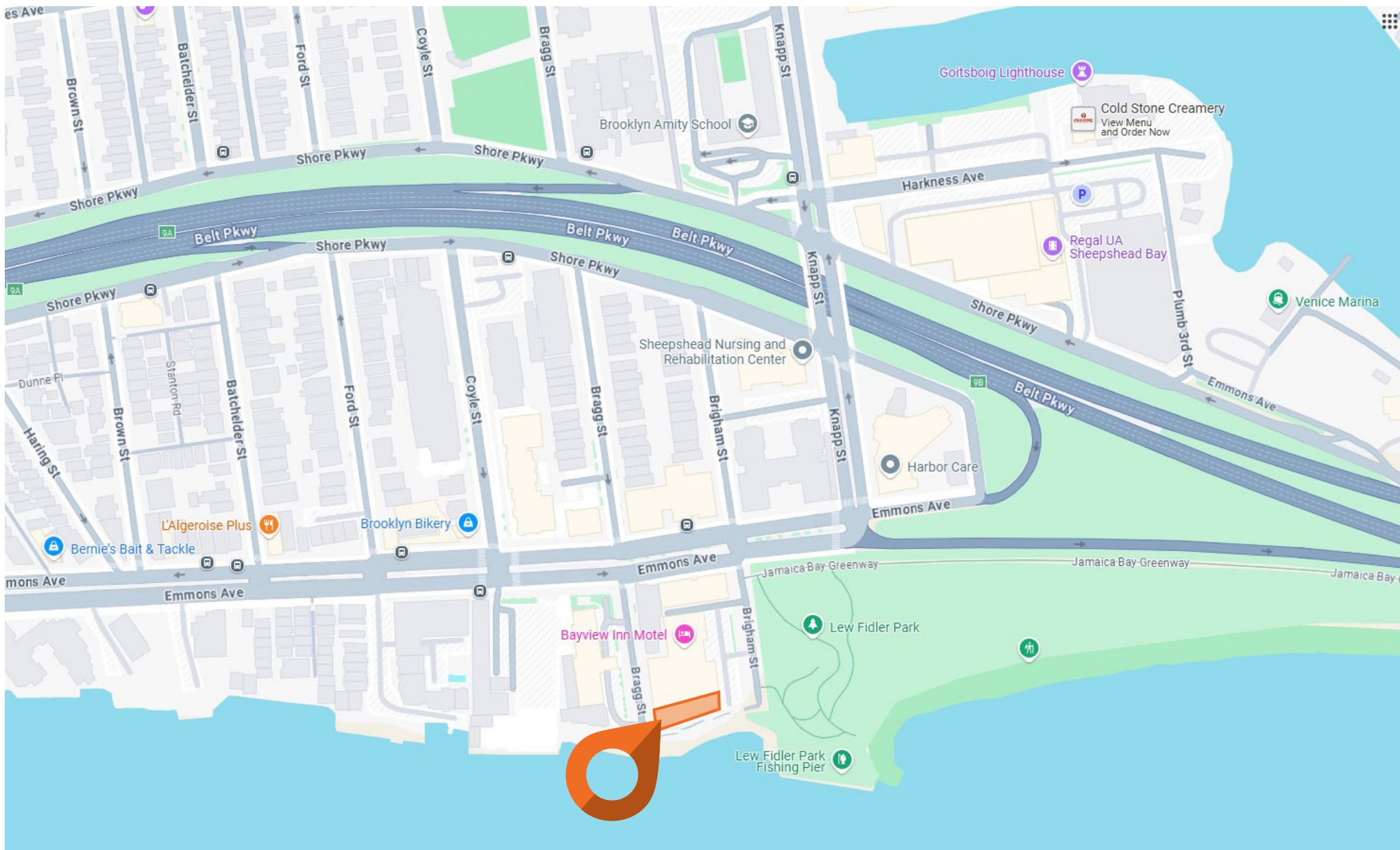
SIZE:	2,000 SF Ground Floor 2,000 SF Second Floor 2,000 SF Third Floor
FRONTAGE:	24' on Bragg Street 200' on the waterfront
CEILING HEIGHT:	15' Ground Floor 12' 6" Second & Third Floors
POSSESSION:	Immediate
ASKING RENT:	Upon Request
TRANSPORTATION:	BM3, B4, B44

HIGHLIGHTS

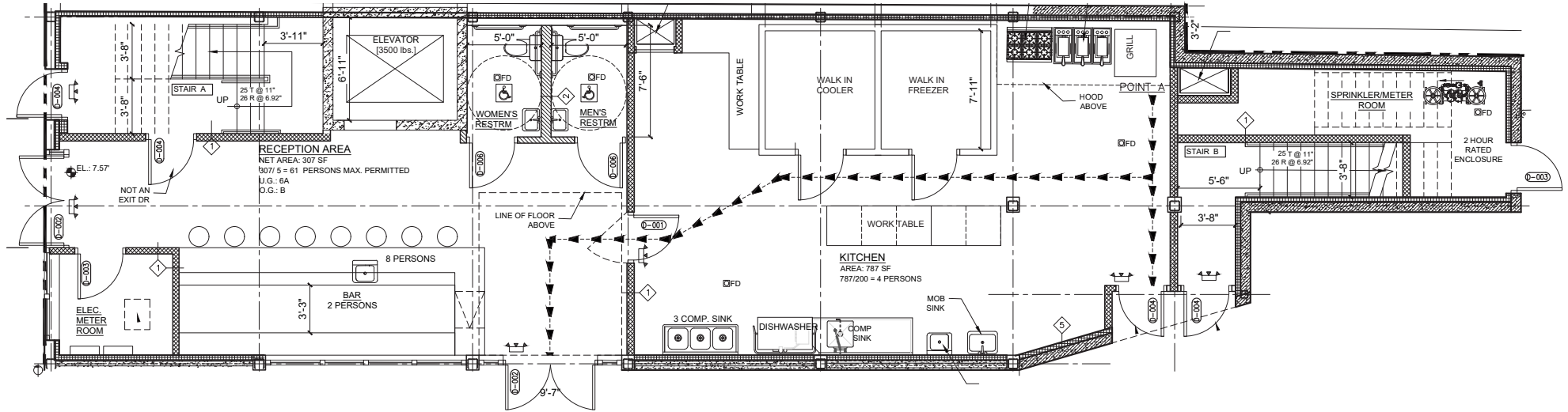
- Unique waterfront restaurant opportunity with outdoor seating potential
- Ideal for full-service restaurants, seafood, cocktail concepts, or experiential dining
- Waterfront location with panoramic views
- Venting & infrastructure in place / flexible layout
- Full building opportunity - New construction
- High foot traffic area
- Dense residential neighborhood
- Easily accessible via the Belt Pkwy



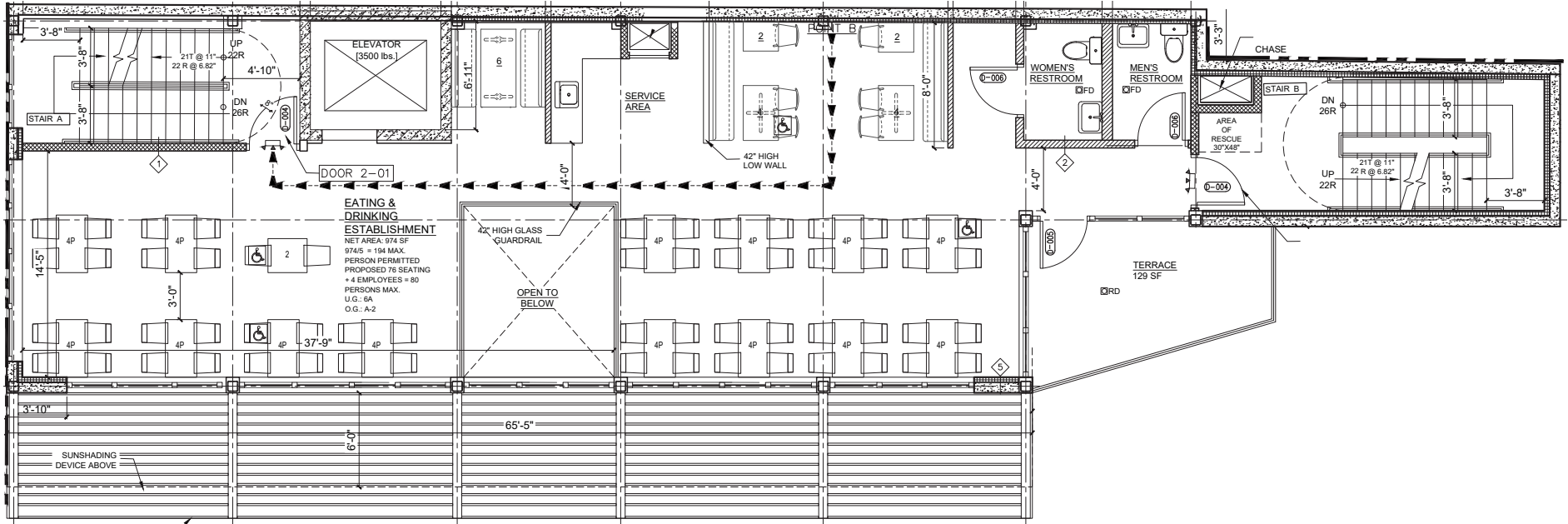
AREA MAP:



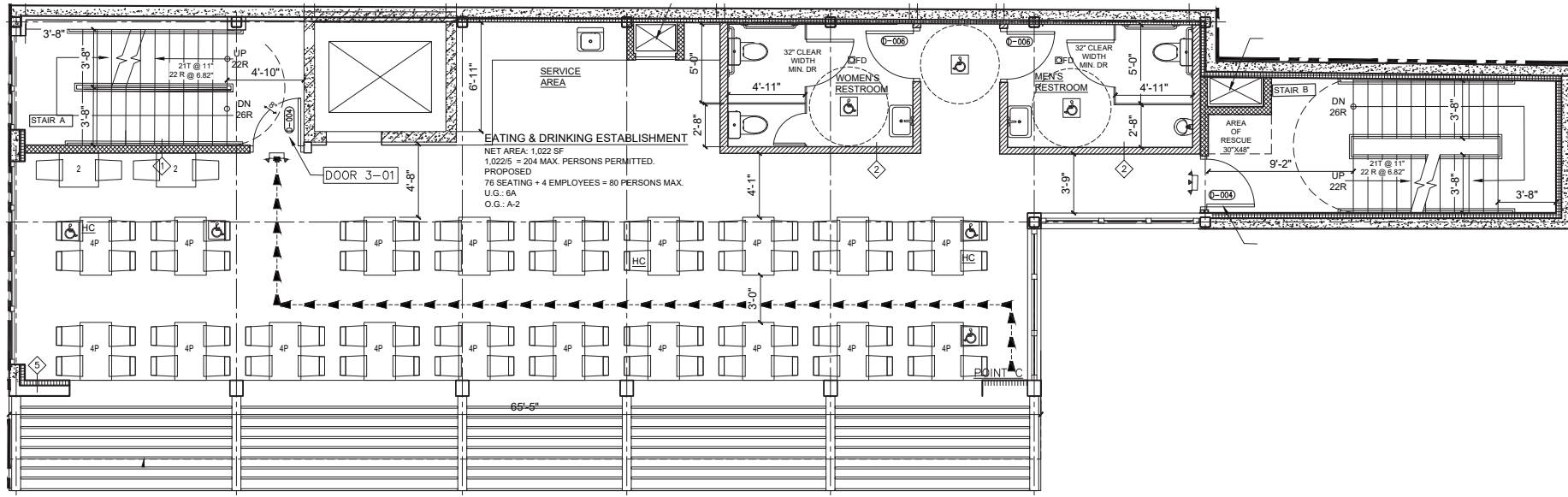
FLOOR PLANS: GROUND FLOOR - 2,000 SF



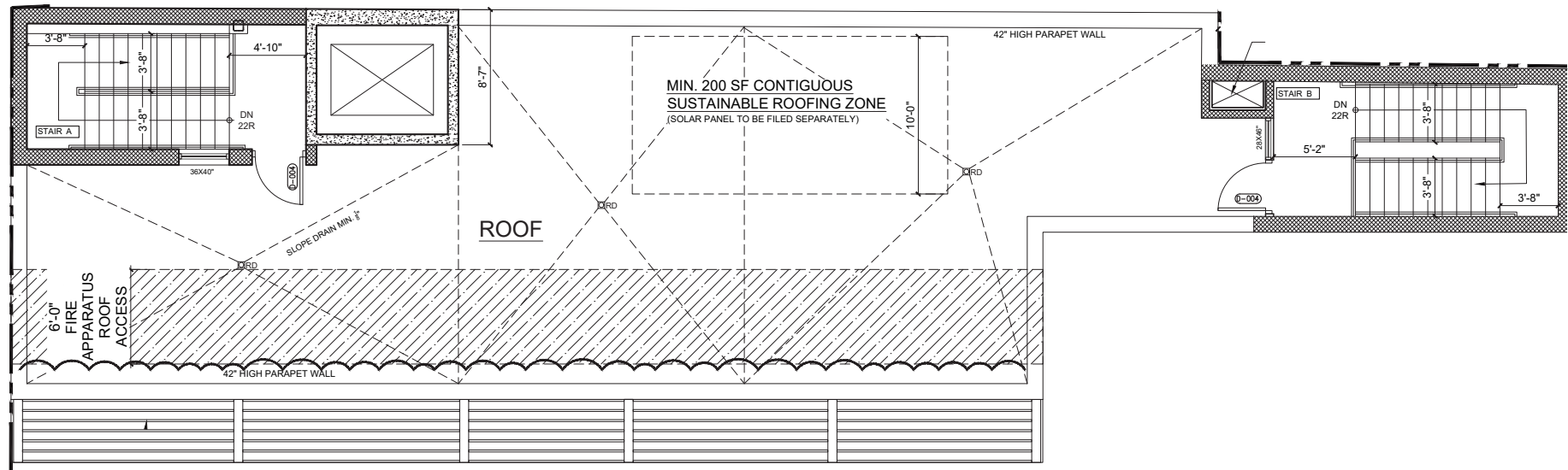
SECOND FLOOR - 2,000 SF



FLOOR PLANS: THIRD FLOOR - 2,000 SF



ROOFTOP



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FOR MORE INFORMATION,
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