

80 FRANKLIN ST GREENPOINT BROOKLYN

\$9,450 RENT
KEY MONEY UPON REQUEST



For More Information, Please Contact:

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GRAND & CO.



www.grandand.co



260 Ainslie St, 3rd Fl
Brooklyn NY



EXECUTIVE SUMMARY

80 Franklin St

GRAND & CO.

80 Franklin Street offers a turnkey restaurant and bar opportunity in the heart of Greenpoint, one of Brooklyn's most desirable and rapidly growing food destination neighborhoods. This fully built-out F&B space features a full kitchen, bar infrastructure, and approved sidewalk café potential. The property benefits from high foot traffic, close proximity to other commercial businesses, and a strong local demographic of creative professionals and young families.

With a flexible layout suitable for upscale dining, casual concepts, or hybrid food-and-drink operations, 80 Franklin is ideal for experienced operators looking to establish a presence in a neighborhood known for its destination restaurants, bars, and independent retail. In 2023 the space was fully renovated and the CO was updated, a \$700K project from start to finish. The full liquor license goes to 2AM. Upstairs can be used as a perfect dining room. The climate controlled wine "cellar" built on the second floor is visible from the seats at the bar - such a great feature.

Great location and a low monthly rent of \$9,450, well below today's market from a post covid lease. Key money upon request.

PROPERTY DETAILS

\$9,450 PER MONTH
KEY MONEY UPON REQUEST

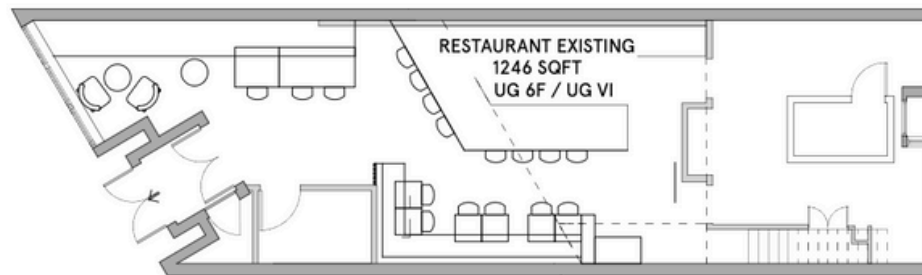
1,960 SF RESTAURANT AND PRIVATE DINING

8 YEAR LEASE ASSIGNMENT + 5 YEAR OPTION









LEVEL 01 PLAN (EXISTING)

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PROPERTY HIGHLIGHTS

Key	Upon Request
Sq Ft	1960
1st CofO	35
2nd CofO	20
Bathrooms	2 (incl. ADA)
Kitchen	Gas, Hood & Ansul
Rent	\$9,450/ month
PSF	\$57.86 psf



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