

4515

FIFTH AVENUE
SUNSET PARK, BROOKLYN

Between 45th & 46th Streets

RESTAURANT FOR LEASE

APPROXIMATE SIZE

Ground Floor: 1,500 SF
Backyard: 1,000 SF
Basement: 1,000 SF

ASKING RENT

\$6,800/Month
Key-Money Upon Request

POSSESSION

Immediate

TERM

14 Years Left on the Lease

FRONTAGE

20 FT

COMMENTS

- Beautifully designed built-out restaurant/bar
- Under market rent
- 4AM liquor license on ground floor
- 2-way busy traffic corridor

NEIGHBORS

Pancho's Juice Bar • AK Laundromat • Tacos los Poblanos • Cinco de Mayo • Key Food • Juan Barbershop • La Brasa Paruana • Red Spa Nails

TRANSPORTATION



B63



JAMES FAMULARO
President

SAMUEL MUKAMAL
Associate
212.468.5965
smukamal@meridiancapital.com



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INTERIOR

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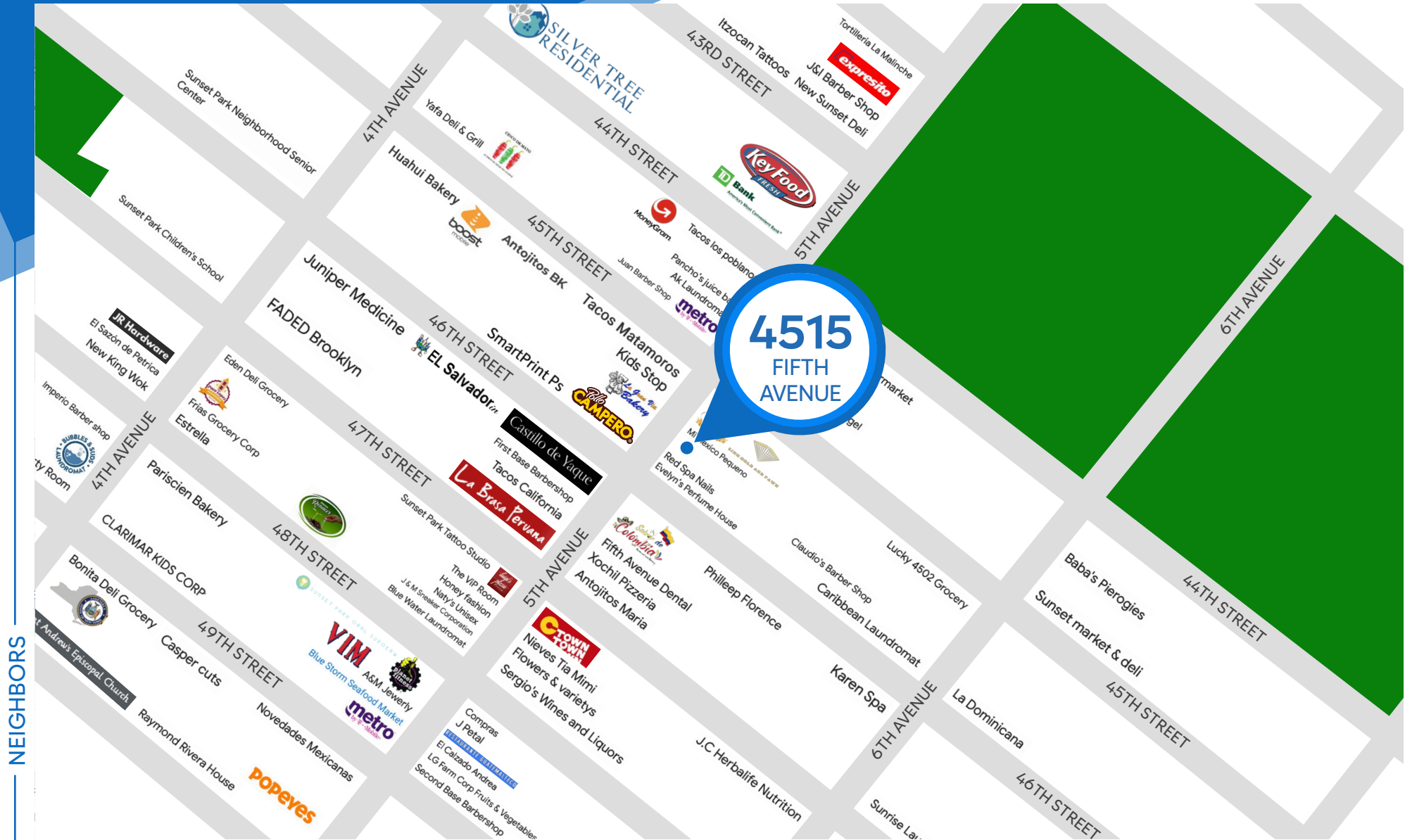
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