

580 SF FULLY BUILT-OUT COFFEE SHOP SPACE • WRAPAROUND WILLIAMSBURG WATERFRONT



# 416 KENT AVENUE

LOCATED BETWEEN SOUTH 8TH STREET AND BROADWAY

- Prime location on the Williamsburg waterfront.
- Wraparound frontage with excellent visibility.
- 10 FT ceilings throughout.
- All uses considered.
- Perfect for a to-go or delivery concept cafe or restaurant.
- Opportunity for beer & wine license.
- Delivered with HVAC, ADA bathroom and walk-in fridge.
- Located at the base of an 857-unit luxury apartment building.
- Adjacent to a brand-new 431-unit luxury development.
- High foot traffic and strong waterfront presence.
- Generous outdoor seating area available.

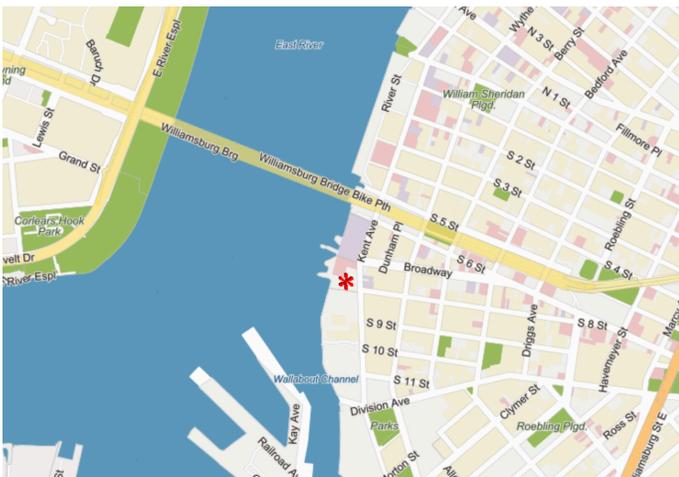
## LICENSED BROKER & PRINCIPAL

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**\$5,000/MONTH**



FLOORPLAN:

