

4-87 Seneca Avenue

Turnkey Café Restaurant in Ridgewood, Queens

Key Money Sale Offering Summary

Asking	\$125,000
Address	4-87 Seneca Avenue Ridgewood, NY 11385 Ground Floor Café 650 sqft Basement Kitchen 954 sqft
Current Use	Café Restaurant Features hearty sandwiches, breakfast items, soups and café and bar snacks.
Complete Offering	Fully Operational, Turnkey Café - Lease Assignment at competitive Ridgewood rent - Renewable 4am Liquor License - Fully-Equipped Commercial Kitchen - All FF&E included with the exception of: mirrors, shelving and espresso grinder & drip on the café floor - Prime Location on a High Foot Traffic Block



Remaining Lease Assignment

Year	Lease Term	Monthly Rent	Annual Rent
8	April 1, 2026 - March 31, 2027	\$2,590.17	\$31,082.09
9	April 1, 2027 - March 31, 2028	\$2,641.97	\$31,703.73
10	April 1, 2028 - March 31, 2029	\$2,694.80	\$32,337.60
11	April 1, 2029 - March 31, 2030	\$2,748.69	\$32,984.28
12	April 1, 2030 - March 31, 2031	\$2,803.66	\$33,643.92
13	April 1, 2031 - March 31, 2032	\$2,859.73	\$34,316.76
14	April 1, 2032 - March 31, 2033	\$2,916.92	\$35,003.04



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This Offering Memorandum is for advertising and informational purposes only. It does not constitute an offer or solicitation to sell any security or interest in the business. While the information contained herein is believed to be accurate, the broker and seller make no representations or warranties as to its completeness or accuracy. Buyers are strongly encouraged to conduct their own independent due diligence, including verification of all financial, operational, lease, licensing, and legal matters before submitting any offer.

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Photos & Floor Plans



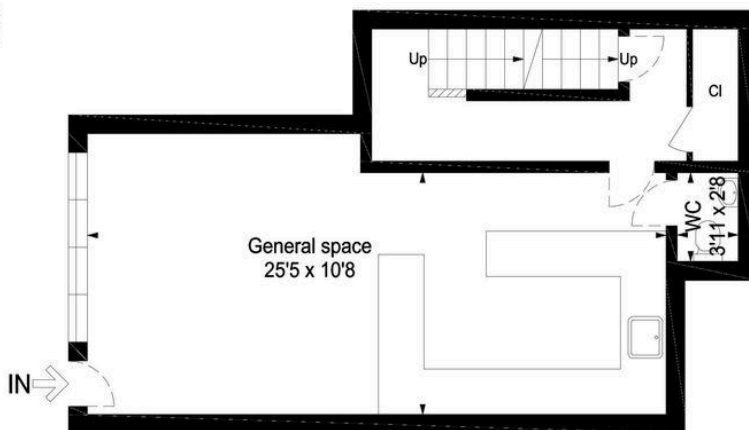
Ground Floor Café



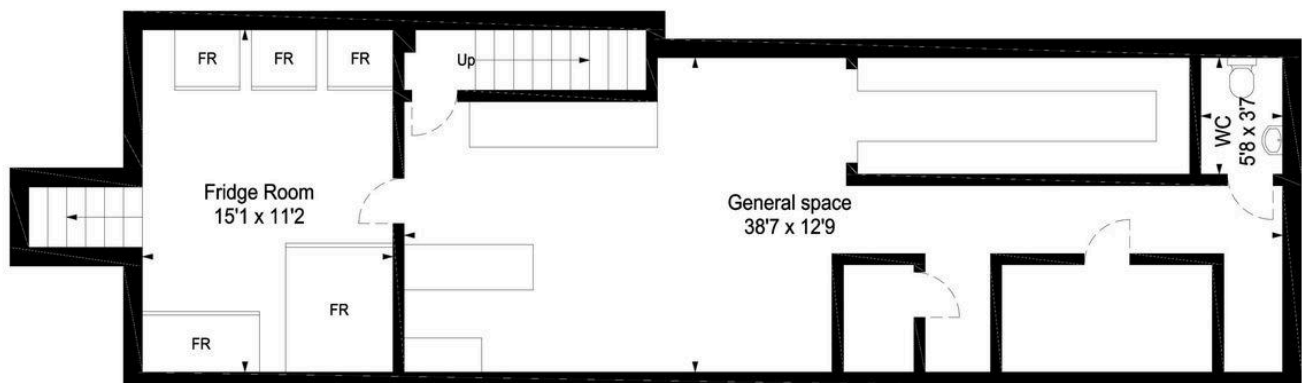
Basement Kitchen



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Ground Floor



Basement