

**BUSINESS SALE AND LEASE OF TURNKEY CAFÉ SPACE IN PRIME RIDGEWOOD • 1,200 SQUARE FEET**



## 490 GRANDVIEW AVE

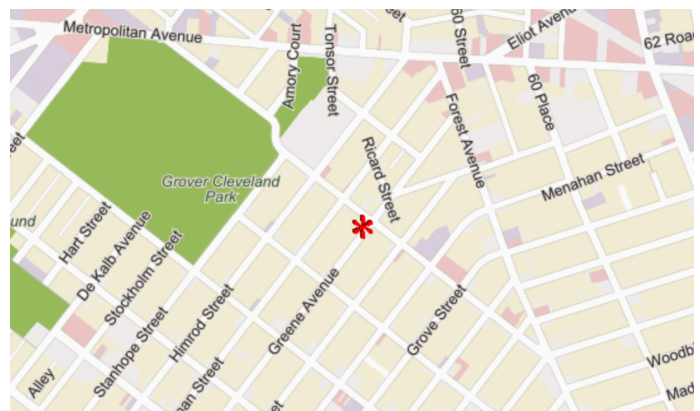
LOCATED BETWEEN GREENE AND HARMAN AVENUE

- Approximately 1,200 square feet of prime retail space.
- High visibility with a large front window offering excellent sidewalk exposure.
- Located in a bustling area with thriving neighboring businesses and convenient access to transportation.
- Walking distance to the M and L trains.
- Eight years remaining on the current lease.
- Ideal for a restaurant or coffee shop; all uses will be considered.
- New electric.
- New plumbing.
- Basement storage available for additional rent.
- Two-piece bathroom on-site.
- Full equipment list provided on the second page.
- **Water and taxes included in the rent price, the tenant only pays for electricity.**
- Beer and wine license included.
- Contact us for key money details.

**LICENSED BROKER & PRINCIPAL**  
**DANIEL BARCELOWSKY**  
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**\$2,000/MONTH**



## EQUIPMENT LIST

- Turbo Air Beverage Fridge (Refrigerated Air Curtain Merchandiser)
- True Manufacturing Small Fridge
- Absocold Executive Fridge
- Summit Wine Fridge (23 Inches)
- General Electric Fridge (23x35)
- Beverage Air Two-Door Line and Prep Fridge
- Fetco Thermal Coffee Brewer
- Nuova Simonelli Espresso Machine
- Compak Commercial Espresso Grinder
- GH2 Mahlkönig Smart Coffee Grinder
- Luxus Coffee Warmers (2 Units, 4 Liters Each)
- Tabletop Stainless Steel Glass Rinser
- Pentair Everpure Water Filter
- Hand Wash Sink
- Three-Compartment Sink with Industrial Faucet
- Daikin Split AC System (x2)
- Ice-O-Matic Ice Machine
- Cusimax Hot Plate
- Cusimax Countertop Double Cast Iron Burner
- Under Cabinet Range Hood
- Jamo Sound System
- Five Security Cameras
- Two Storage Closets
- New Grease Trap
- NSF L-Shaped Shelf (48 x 48)
- Square POS System