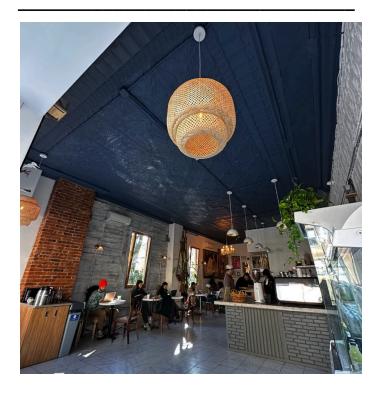
### BUSINESS SALE AND LEASE OF TURNKEY CAFÉ SPACE IN PRIME RIDGEWOOD • 1,200 SQUARE FEET



LICENSED BROKER & PRINCIPAL DANIEL BARCELOWSKY PHONE : 646.373.7944 E- MAIL : <u>DANIEL@EVRGREALTY.COM</u>



# **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.

## \$2,000/MONTH



DANIEL@EVRGREALTY.COM | 646.373.7944 | EVERGREENREALTYANDINVESTMENTS.COM | 5825 MYRTLE AVENUE, OFFICE 2A, RIDGEWOOD, NY 11385

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# REALTY & INVESTMENTS

### **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