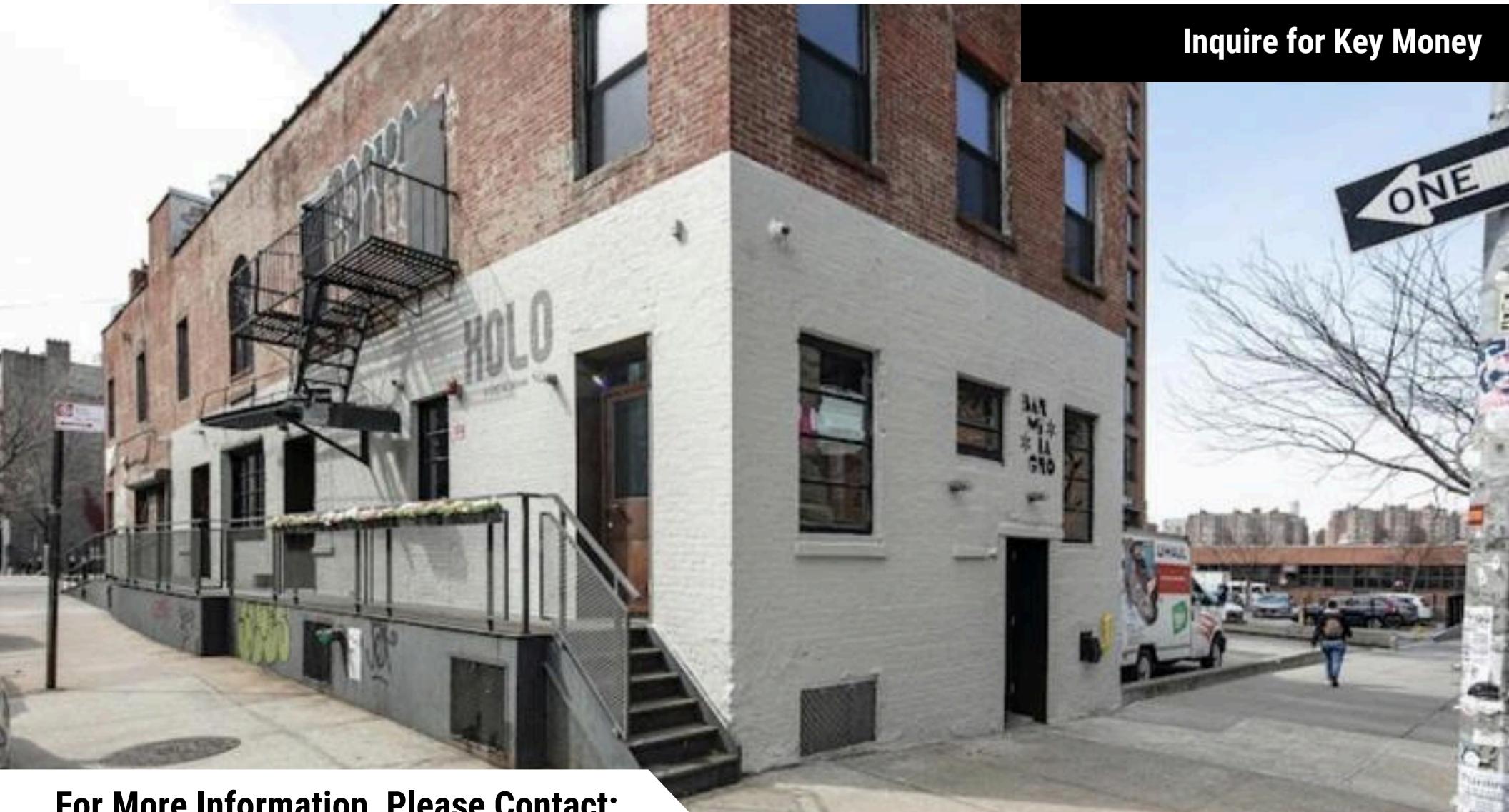


FOR LEASE: WILLIAMSBURG RESTAURANT & BAR FULL KITCHEN PLUS BASEMENT LOUNGE



Inquire for Key Money

For More Information, Please Contact:

DAVID SHAPIRO

Lic. R.E. Broker

917 818 4471

david@grandand.co

BRYCE DAVID

Lic. R.E. Agent

978 201 9065

bryce@grandand.co

GRAND & CO.

 www.grandand.co

 260 Ainslie St, 3rd Fl
Brooklyn NY

GRAND & CO.

EXECUTIVE SUMMARY 21-29 DUNHAM PLACE

Fully Built-Out Restaurant and Bar with Huge Kitchen plus a basement lounge

An extremely rare opportunity to lease a 100% stand-alone building with dual-level F&B use in one of Williamsburg's fastest-growing areas. 21-29 Dunham Place offers an unbeatable turnkey setup with an amazing build-out, two liquor licenses, and a fully equipped, vented kitchen—all at an under-market rent of \$10,080/month with a 10-year lease assignment.

- Certificate of Occupancy for F&B on Both Levels –Upper Level: Restaurant & Bar + Lower Level: Lounge & Private Event Space
- Fully Vented Kitchen with Gas & Top-Tier Equipment – Massive setup, built for high-volume service.
- Two Walk-In Refrigerators – Essential for seamless food and beverage storage.
- Two Liquor Licenses – One for each floor, allowing distinct bar and lounge concepts.
- State-of-the-Art Sound System – A \$70,000 sound system included in the sale.
- New, High-End Build-Out – Stunning finishes, modern design, and a fully outfitted space, ready to go.
- Prime Williamsburg Location – Just 4 blocks from Domino Park and the massive Domino Development with 6,000+ luxury residential units—a built-in customer base.
- Breathtaking Views of the Williamsburg Bridge – Unique setting that enhances the dining experience.

Asking Partnership terms: Looking for a partner/operator to sublease 21-29 Dunham Place

100K upfront payment for 49% equity of the business. Asking for a guaranteed payment of 5K monthly until 300K is reached and then 51% flips to buyer No participation on the profits.

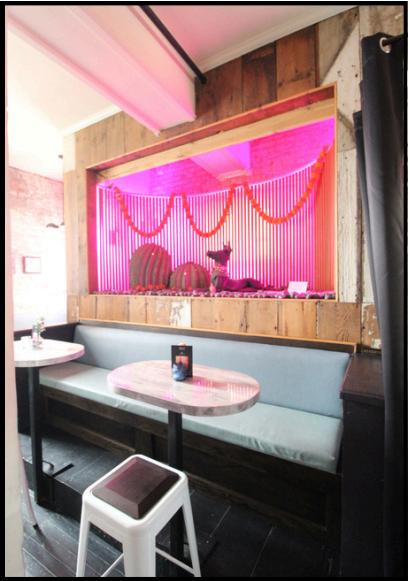
Asking Seller Financing terms: 100K upfront for 49% equity With 200K financing to pay over 2 years with payments of 50K every six months. At which point tenant will receive 100% equity.

BUILDING HIGHLIGHTS

Monthly Rent: \$10,080
10 year lease assignment



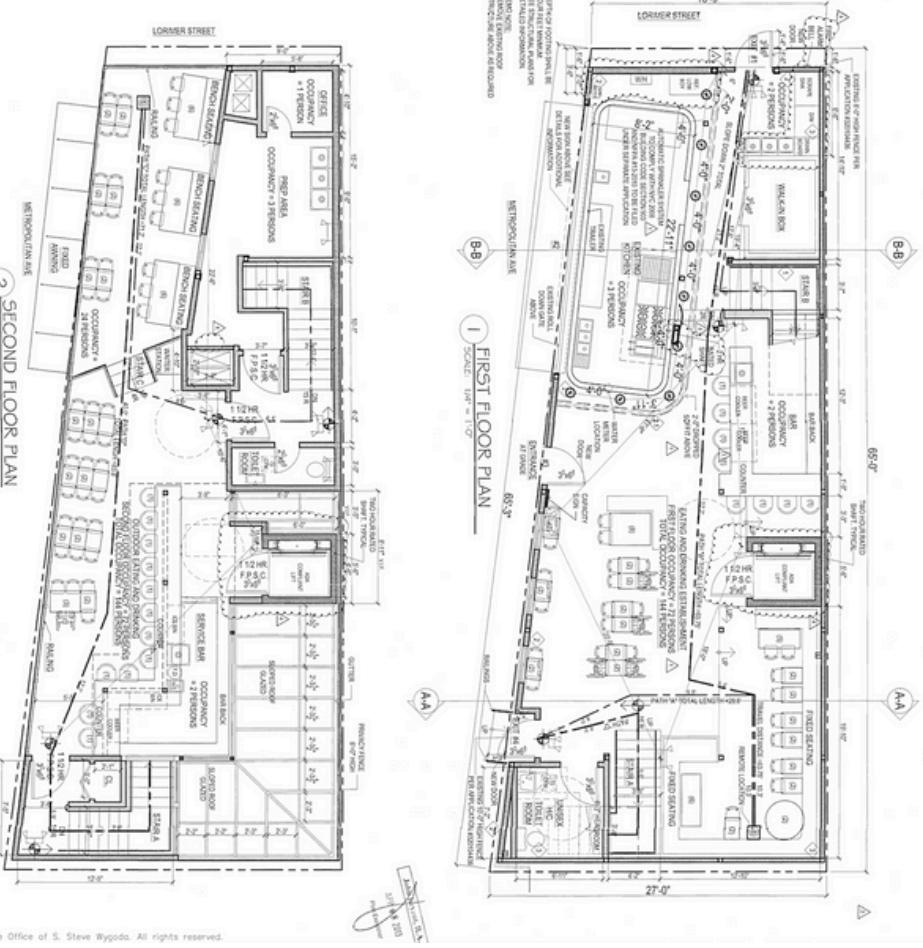
FLOOR PLAN



SECOND FLOOR PLAN

— I FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

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FULLY EQUIPPED KITCHEN

21-29 DUNHAM PLACE

10 YEAR LEASE ASSIGNMENT

Rent: \$10,080
Inquire for Key Money



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