

TRI STATE COMMERCIAL®

**PLAZA** 718-872-5444  
ACUPUNCTURE \* PHYSICAL THERAPY

**THERAPY PLAZA**  
PHYSICAL THERAPY  
ACUPUNCTURE - CHIROPRACTICE - PHYSICAL THERAPY  
WALK-IN WELCOME



**PRIME 623**  
RESTAURANT & BAR

**BUSINESS  
FOR SALE**

Samuel Shouela  
212.433.3355

TRI STATE  
COMMERCIAL®

**Wonder Years**  
DAYCARE LEARNING CENTER  
1561  
Covered by Dept. of Health - Vouchers Accepted 917-966-9090 Open 7:30 am - 6:00 pm



**FOR SALE**

1,300 SF TURNKEY RESTAURANT & BAR WITH 1,300 SF BASEMENT

# 1566 Ralph Avenue

Brooklyn, NY 11236

Between Foster Avenue & Farragut Road

**\$300,000**  
OFFERED AT

SHLOMI BAGDADI  
212.433.3355 x101  
sb@tristatecr.com

SAMUEL SHOUELA  
212.433.3355 x212  
samuel.s@tristatecr.com

**TSC.**

# PROPERTY SUMMARY

## EXECUTIVE SUMMARY

1566 Ralph Avenue presents a rare turnkey retail opportunity in Brooklyn’s established Canarsie neighborhood. This move-in ready, single-story commercial property offers approximately 2,600 SF across a 1,300 SF first floor and a 1,300 SF basement, featuring an open floor plan designed for efficient operations and customer flow. Configured as a second generation restaurant or bar, the space includes gas service, venting, and an existing hood system, allowing for a seamless transition for food and beverage operators. Floor-to-ceiling windows and a full glass storefront provide exceptional visibility and natural light, while multiple signage opportunities—including storefront, awning, blade, and window signage—enhance branding potential. Positioned along a highly trafficked corridor with a dense surrounding residential population and convenient access to major highways and bridges, the property offers an outstanding opportunity for operators seeking a prominent, high-exposure Brooklyn location.

## LOCATION OVERVIEW

Ideally positioned along Ralph Avenue in Brooklyn’s Canarsie neighborhood, 1566 Ralph Avenue benefits from strong vehicle traffic, excellent visibility, and a dense surrounding residential population. The property enjoys convenient access to major highways and bridges, providing connectivity throughout Brooklyn and the greater New York City area. Surrounded by established residential communities and neighborhood-serving businesses, this highly accessible location offers an attractive opportunity for restaurant, bar, or retail operators seeking a prominent presence in a well-trafficked commercial corridor.

Address	1566 Ralph Avenue, Brooklyn, NY 11236
Location	Between Foster Avenue & Farragut Road
Block/Lot	7955/17
Zoning	R5/C1-2
Lot Dimensions	550 x 100 FT
Lot Size	55,000 SF
Building Dimensions	325 x 85 FT
Building Size	27,625 SF
Building Class	K1
Ceiling Height	11 FT
HVAC System	Yes
Vented with Hood	Yes
Liquor License	Full Liquor License Until 2:00 AM
Delivered	Move-In Ready & Turnkey
Accessibility	Easy Access to Highways & Bridges
CAM Charges	\$4,783



**\$300,000**

Key Money Sale of Business

**1**

Floors

**11 FT**

Ceiling Height

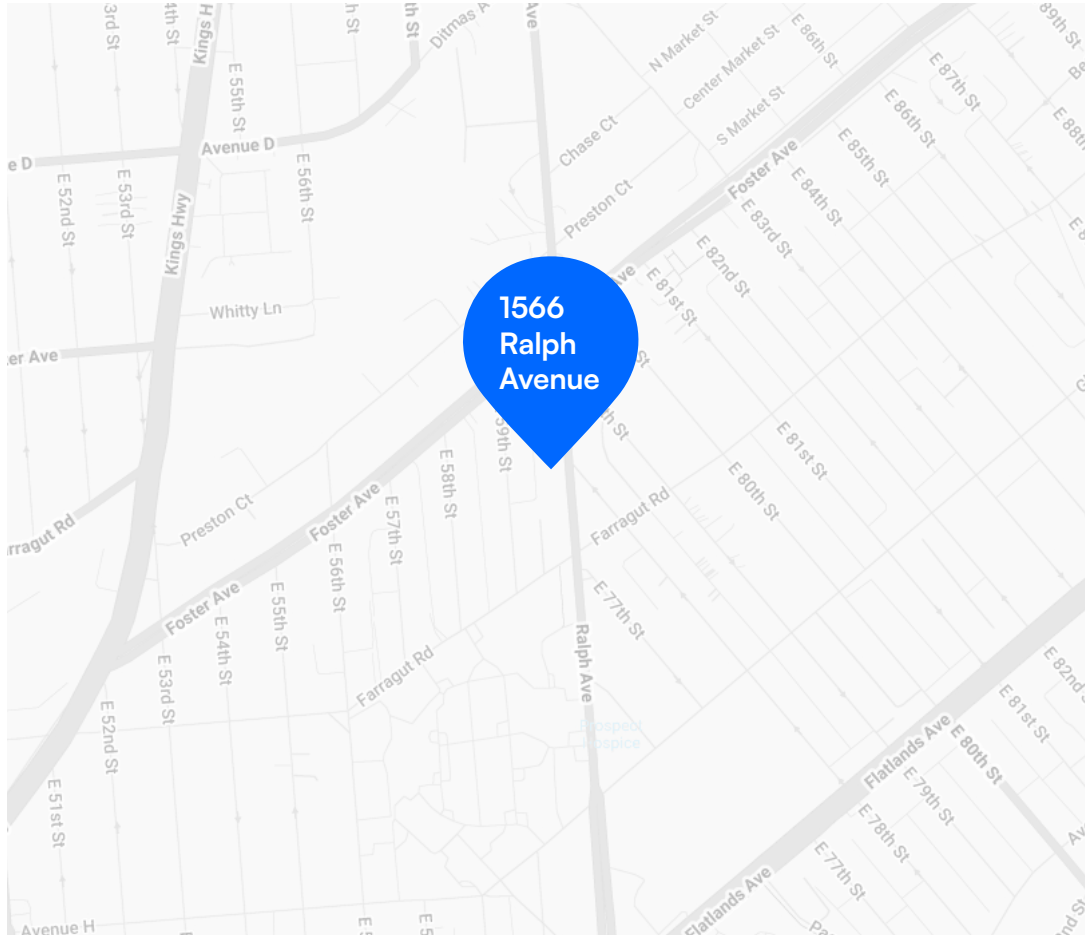
**19 FT**

Frontage

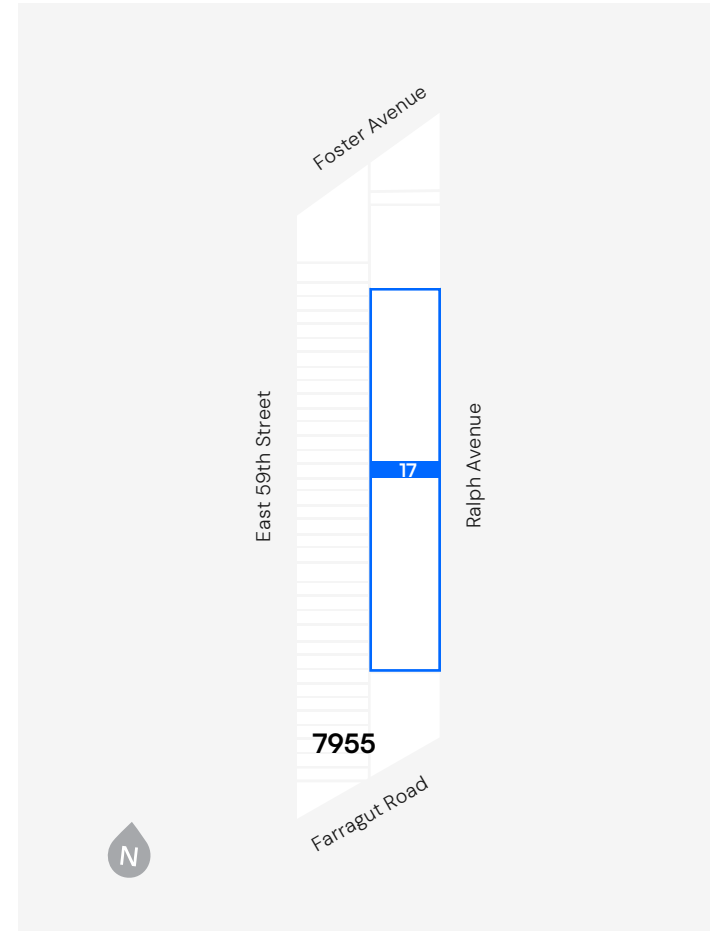
# TRANSPORTATION AND TAX MAP

## NEAREST TRANSIT

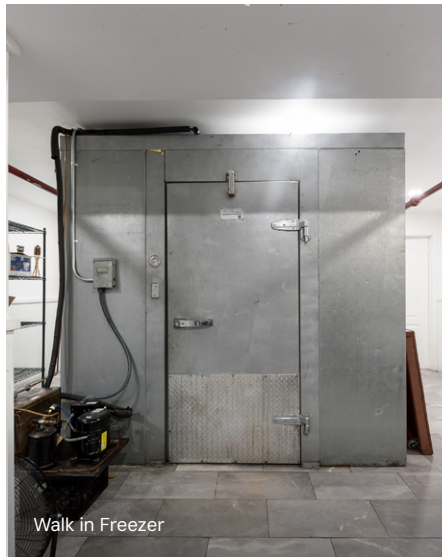
B47 B103 BM2 B6 B7 B82 Bus Lines



## TAX MAP



## PROPERTY PHOTOS



## EQUIPMENT LIST & PROPERTY PHOTOS

### REFRIGERATION

- 1x Walk In Box
- 2x Deep Freezers
- 2x Long Standup Fridge
- 3x Long Standup Freezers
- 2x Salad Bar Fridge
- 1x Large Ice Maker

### STORAGE & SHELVING

- 6x Storage Shelves Basement
- 3x Storage Shelves Liquor Room
- 3x Storage Shelves
- 2x Backbars
- 2x Bottles Racks
- 2x Dry Racks

### COOKING EQUIPMENT

- 1x 6 Burner Stove
- 1x 8 Burner Stove
- 1x Table Top Grill
- 1x Salamander
- 2x Two Side Fryers
- 2x Rice Warmers
- 1x Commercial Microwave
- 1x Food Warmer
- 1x Hood 13 FT

### BAR EQUIPMENT

- 1x Three Compartment Sink
- 1x Berg Liquor System
- 1x Blender Station
- 1x Hand Sink

### SINKS & PREP AREAS

- 2x Prep Tables Basement
- 1x Two Compartment Sink Prep Room
- 1x Hand Sink Prep Room
- 1x Hand Sink Kitchen
- 1x Three Compartment Sink
- 1x Prep Table
- 1x Small Table For Grill

### DINING & SEATING

- 4x Four Low Four Seaters Tables
- 10x Four High Four Seaters Tables
- 2x High Top Two Seaters Tables
- 8x High Top Two Seaters Tables Outside
- 22x Low Dining Chairs
- 18x Bar Chairs
- 48x High Dining Chairs





**ADVISORS  
BEFORE  
BROKERS**

**LOCATION OVERVIEW**

**CANARSIE**

Located in southeastern Brooklyn, Canarsie is a well-established waterfront neighborhood known for its strong residential character, diverse community, and convenient access to both recreation and transportation. Offering a mix of single-family homes, multifamily residences, neighborhood retail, and community amenities, Canarsie provides a suburban feel within New York City. Residents benefit from access to the L subway line, multiple bus routes, and major roadways including the Belt Parkway, while enjoying proximity to Jamaica Bay and extensive waterfront green spaces. With a stable residential base, ongoing investment, and a growing local retail corridor, Canarsie continues to attract residents, businesses, and investors seeking value and connectivity in Brooklyn.

**POINTS OF INTEREST**

- Canarsie Pier
- Shirley Chisholm State Park
- Canarsie Park
- Jamaica Bay
- Fresh Creek Nature Preserve

**DEMOGRAPHICS**

*Within a one-mile radius of the property*

<b>33,247</b>	<b>90,683</b>	<b>\$101,086</b>
Total Households	People	Avg Household Income

**SHLOMI BAGDADI**  
212.433.3355 x101  
sb@tristatecr.com

**SAMUEL SHOUELA**  
212.433.3355 x212  
samuel.s@tristatecr.com

1566 RALPH AVENUE, BROOKLYN, NY 11236

# 1,300 SF TURNKEY RESTAURANT & BAR WITH 1,300 SF BASEMENT

Between Foster Avenue & Farragut Road

For More Information Call: **212.433.3355**

**SHLOMI BAGDADI**  
212.433.3355 x101  
sb@tristatecr.com

**SAMUEL SHOUELA**  
212.433.3355 x212  
samuel.s@tristatecr.com

**TSC.**