

1645 SAINT JOHNS PLACE, BROOKLYN, NY 11233

FOR LEASE

700 SF TURNKEY FULLY EQUIPPED RESTAURANT IN THE HEART OF CROWN HEIGHTS

Between Buffalo Avenue & Ralph Avenue



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TRI STATE COMMERCIAL®

PROPERTY SUMMARY

LOCATION

Located in the Crown Heights neighborhood of Brooklyn.

HIGHLIGHTS

This Is a Rare Ready-to-Go Opportunity in a Desirable Brooklyn Location—Bring Your Concept or Continue Operations With Minimal Setup. Ideal for an Experienced Operator Looking to Step Into a Fully Functional Space With Modern Equipment Already in Place.

SPACE DETAILS

- Lease Type: Modified Gross
- \$95,000 Key Money
- New Commercial Hood and Open Gas System
- New 65-Gallon Boiler for Reliable Hot Water
- Two Brand-New 35 BTU Air Conditioning Units (Installed Just One Month Ago)
- Five New Commercial Fryers
- New Range: 4-Burner Stovetop, 36-Inch Griddle, and Two Ovens Underneath
- New 20-Quart Dough Mixer
- New Hot Holding Unit (Ideal for Fried Chicken) and Three New Hot-Holding Steamers
- Walk-In Refrigerator and Two Refrigerated Prep Stations
- Extensive Shelving and Work Tables for Storage and Prep
- The Basement Includes Two Additional Rooms That Can Be Used for Dry Storage or Other Operational Needs. The Space Also Comes With the Full Complement of Smaller Daily-Use Items a Working Restaurant Requires.

TRANSPORTATION

2 **3** **4** **5** Trains at Crown Heights–Utica Avenue

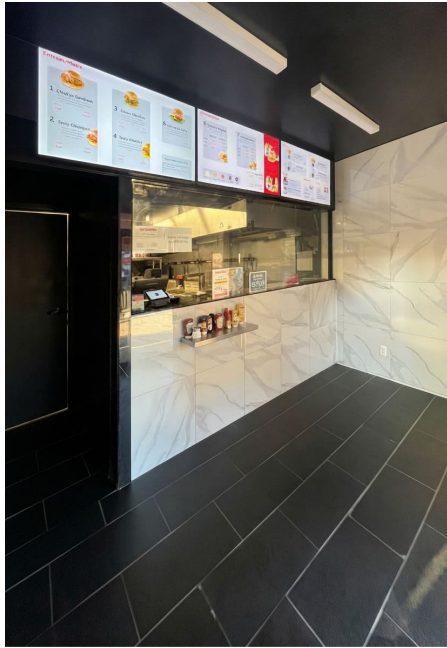
B15 **B45** **B47** **B65** **B14** **B12** Bus Lines

NEIGHBORS

BP, Gerizim Burger Factory, Brooklyn Tennis Company, Ditmas Park Pharmacy, Serenhaus, Stay Fresh Deli & Grill, Lucky Trade Automotive, Jas Crown Fried Chicken, Self-Service Laundromat, Ah Yah Suh Nice, The Kulture, God Of Mercy Tabernacle Of Hope, and more!



PROPERTY PHOTOS



TSC.



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