

TURNKEY RESTAURANT WITH COMMERCIAL COOKING GAS • FULLY VENTED IN PRIME WILLIAMSBURG



# 56 N 9TH STREET

LOCATED BETWEEN KENT AVENUE AND WYTHE AVENUE

- Prime Williamsburg location, just steps from the waterfront and East River Park
- 1,200 square feet
- Established restaurant with 4.6 stars on Yelp and 4.8 stars on Seamless
- Gross income of \$249,000 from January to July 2024
- Operating successfully since 2021, well-liked by the community
- 7 years remaining on the lease with an option to renew at fair market value
- Marana Italian Brick Pizza oven valued at \$50K
- Full liquor license
- Equipment list on page 2
- Contact us for key money details

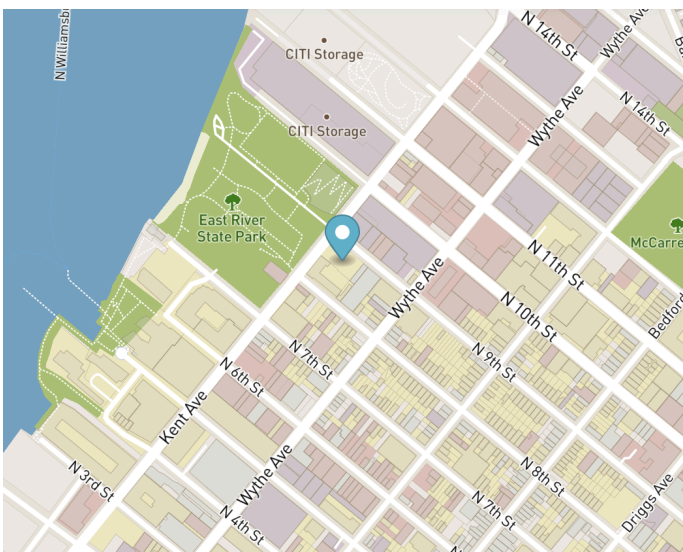
## LICENSED BROKER & PRINCIPAL

DANIEL BARCELOWSKY

PHONE : 646.373.7944

E-MAIL : [DANIEL@EVRGREALTY.COM](mailto:DANIEL@EVRGREALTY.COM)

**\$5,994/MONTH**



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## EQUIPMENT LIST

### **General Fixtures & Structures**

- Banquet with storage
- Trash/condiment station
- Pizza storage
- Outdoor structure (sidewalk + roadside connection)
- Signs (2 Macoletta and 2 M logo)
- Signage lights (Pizza & Wine Bar)
- Shelves above the espresso machine and along the walls
- Bar base and countertop (as per drawings, with sculptural legs and white Formica top)

### **Bar Equipment**

- 2 fridges (Avantco UBB 72G - HC S 73)
- Sink unit attached to ice bin
- Beer tap with 6 lines
- Pizza fridge (IRT-MPG1980 Infrico)
- Undercounter 48" fridge
- Dishwasher for glasses
- Drip tray for beer tower (SS, 30" x 5", with glass rinser)
- Bar outlets x 6
- Bar pendant lights x 6

### **Plumbing & Drainage**

- 3" x 4" PVC FinishLine Adjustable Complete Assembly Floor Drain (5.5" Top)
- 8" X 8" Floor Sink (6" Sump, 3" Nominal)
- Grease Trap (50 gallons kitchen)

### **Ground Floor Kitchen Equipment**

- Marana Oven TT130 (240V single phase, 60 Hertz, 2.5 AMP)
- Pasta Cooker (APCG35\_35D-3 Pasta Cooker)
- Convection Oven (110/120V, 1 phase, 1.5KW)
- La Cimbali M39 Espresso Machine (208-240V, 60HTZ)
- Pizza fridge (115V/1 Phase/60 HTZ)
- 2 Undercounter fridges (115V/60HZ, 1 phase, 7.4 AMPS)
- 1 Undercounter fridge (115V/60HZ, 1 phase, 3.5 AMPS)

### **Outdoor Area**

- Outdoor heater x 6 (240V, 16.7 AMP)

### **Upstairs (Small Room)**

- Scotsman Ice Machine 80G (115V/60HZ, 15A)
- Dishwasher (115V/60HZ, 16A)
- IT box (Cameras, 16 channels, 2 access points, 6 speakers, Sonos system for music)
- SunMix Mixer Queen Line (60 lbs)

### **Downstairs (Bathrooms)**

- 2 bathrooms (wired for lights + fans)
- 2 hand dryers (100/120V, 50/60 HTZ)



