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



LICENSED BROKER & PRINCIPAL DANIEL BARCELOWSKY

PHONE : 646.373.7944 E- MAIL : <u>DANIEL@EVRGREALTY.COM</u>



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

\$5,994/MONTH



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

©2017 EVRG All information furnished herein is deemed reliable, however it is submitted subject to errors, omissions, change of terms and conditions, prior sale, or withdrawal without notice. We do not represent or guarantee the accuracy of any information contained herein and we are not liable for any reliance thereon. Thus, any prospective purchaser should independently verify all items deemed relevant to its due diligence inquiry with respect to the property, notwithstanding that the sender believes the information to be true and correct.

REALTY & INVESTMENTS

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)

REALTY & INVESTMENTS

CLICK <u>HERE</u> TO SEE MORE LISTINGS



DANIEL@EVRGREALTY.COM | 646.373.7944 | EVERGREENREALTYANDINVESTMENTS.COM | 5825 MYRTLE AVENUE, OFFICE 2A, RIDGEWOOD, NY 11385 ©2017 EVRG All information furnished herein is deemed reliable, however it is submitted subject to errors, omissions, change of ferms and conditions, prior sale, or withdrawal without notice. We do not represent or guarantee the accuracy of any information contained herein and we are not liable for any reliance thereon. Thus, any prospective purchaser should independently verify all items deemed relevant to its due diligence inquiry with respect to the property, notwithstanding that the sender believes the information to reture and correct.