TURNKEY RESTAURANT WITH COMMERCIAL COOKING GAS • FULLY VENTED ON SENECA AVENUE



LICENSED BROKER & PRINCIPAL DANIEL BARCELOWSKY PHONE : 646.373.7944 E- MAIL : DANIEL@EVRGREALTY.COM



582 SENECA AVENUE

LOCATED BETWEEN GROVE STREET AND MENAHAN STREET

- Business sale and lease of this turnkey, well-known Ridgewood establishment with commercial cooking gas, fully vented.
- Retail space 2,250 SF approx at 25 ft x 90 ft with a basement.
- Warehouse converted to food and beverage establishment with full kitchen and commercial cooking gas.
- Big skylights.
- Backyard access.
- All uses considered.
- Close distance to the L and M trains.
- Business grosses approximately \$1.5 million a year. Year after year 50% growth in revenue.
- 7 year lease assignment to November 2031.
- Single-story building with no other tenants above.
- 4 AM liquor license in place. License includes live music.
- FULL EQUIPMENT LIST ON PAGE 2.
- CONTACT US FOR KEY MONEY DETAILS.

\$5,200/MONTH



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

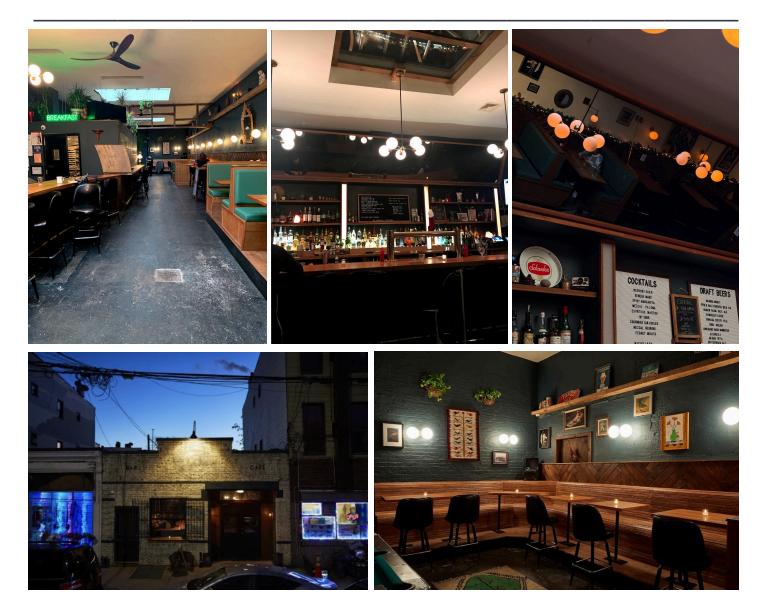
©2017 EVRG All information furnished herein is deemed reliable, however it is submitted subject to errors, omissions, change of terms and conditions, prior sale, or withdrawal without notice. We do not represent or guarantee the accuracy of any information contained herein and we are not liable for any 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

- 2 True Under Counter Coolers, 48"
- 2 True Coolers with Refrigerated Sandwich Prep Counter, 48"
- Baker's Pride Combo: 6-Burner Range, 24" Griddle, 24" Salamander (Gas) Gas Fryer
- Combo Standup Fridge/Freezer
- Kold Draft SC200 Under Counter Ice Cube Maker
- 12-Faucet Micromatic Tap Tower
- Micromatic Draft Beer Line Glycol Chiller
- 12' x 12' Walk-In Cooler with Compressor and Blower
- 1400LB Chip Ice Machine (Bin Only, Head is Rented)
- Large Chest Freezer
- 6 Ton AC (2x 3 Ton Units on Roof) with Gas Heat Pumps
- Instant Hot Water Heater
- La Marzocca Linea 2 Espresso Machine
- Mazzer Super Jolly Espresso Grinder
- Bunn Automatic Drip Coffee Machine Bunn 3LB Bulk Coffee Grinder
- Amp Rack with 3 Crown Amps + DSP and Wall Controller

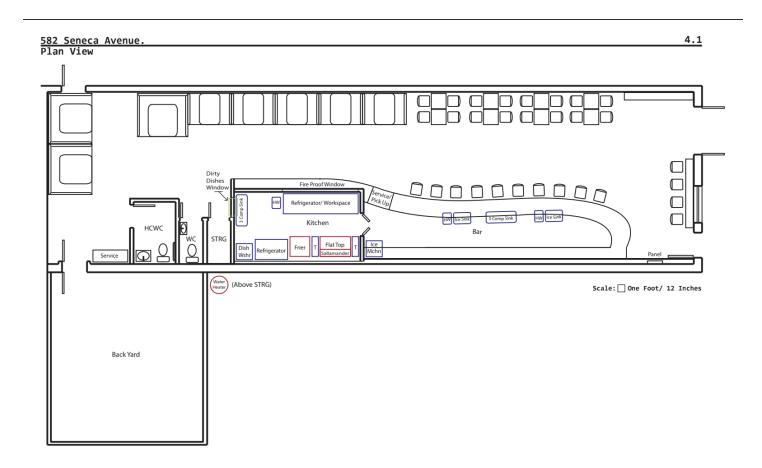
REALTY & INVESTMENTS



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.

REALTY & INVESTMENTS

LAYOUT:



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 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 thereion. 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 rule and correct.