

# Park Slope 5,400 SF + Bsmt

Fully Built Turnkey Restaurant – Lease thru June 2033



Restaurant located on the Avenue in the midst of Song, Blue Ribbon, Union Hall, Le Pain Quotidian, Dinosaur BBQ, Palo Santo, Rose Water, al di La Trattoria & The Rock Shop



Rent just \$40/SF. = \$18,025 per month + 3% each 2 years



Two Dining Rooms + Exhibition Kitchen and Dining Bar

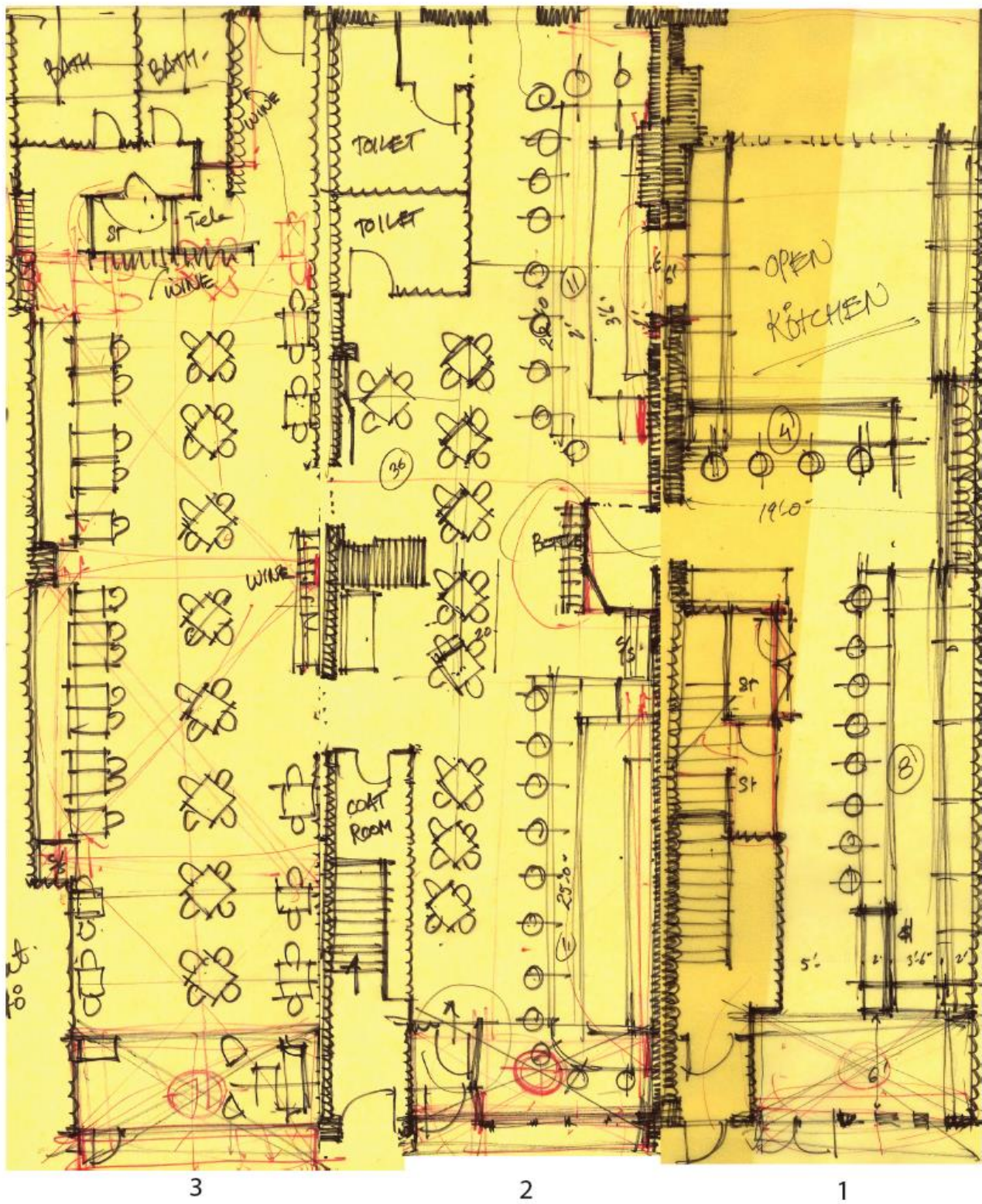
**Over \$2,500,000  
Invested**

**Key Money Required**



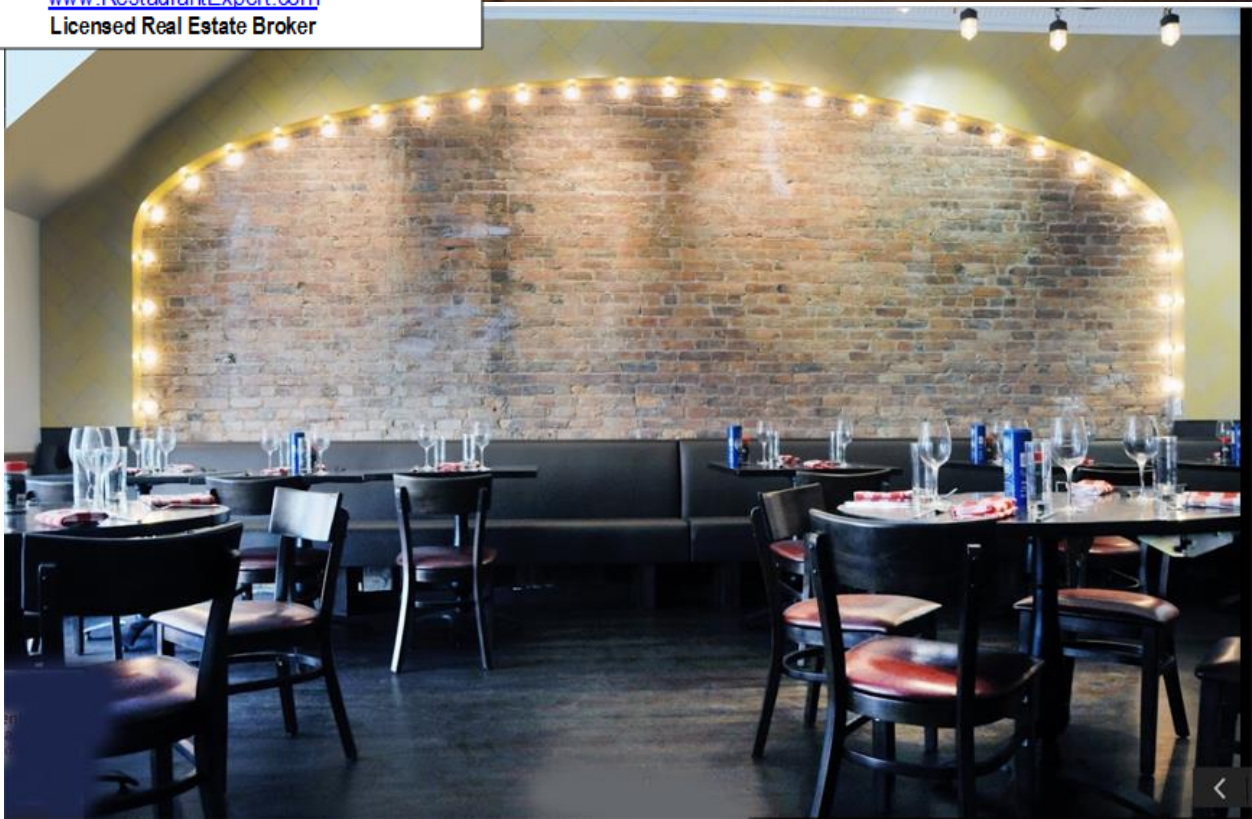
**For Private Showing Call:**  
**Paul G. W. Fetscher CCIM, SCLS**  
**Great American Brokerage**  
(516) 889-7200 [GtAmerican@aol.com](mailto:GtAmerican@aol.com)  
[www.RestaurantExpert.com](http://www.RestaurantExpert.com)  
Licensed Real Estate Broker

# Ground Floor Layout 162 Seats with Raw Bar, Bar and Dining Counter





For Private Showing Call:  
**Paul G. W. Fetscher CCIM, SCLS**  
**Great American Brokerage**  
(516) 889-7200 [GtAmerican@aol.com](mailto:GtAmerican@aol.com)  
[www.RestaurantExpert.com](http://www.RestaurantExpert.com)  
Licensed Real Estate Broker





**For Private Showing Call:**  
**Paul G. W. Fetscher CCIM, SCLS**  
**Great American Brokerage**  
**(516) 889-7200** [GtAmerican@aol.com](mailto:GtAmerican@aol.com)  
[www.RestaurantExpert.com](http://www.RestaurantExpert.com)  
Licensed Real Estate Broker