4408 **FIFTH AVENUE** SUNSET PARK, BROOKLYN

Between 44th & 45th Streets

APPROXIMATE SIZE

Ground Floor: 2,000 SF Lower Level: 1,200 SF Basement: 1.000 SF

ASKING RENT \$7,200/Month

POSSESSION Immediate

Key-Money Upon Request

TERM 14 Years Left on the Lease 20 FT

FRONTAGE

COMMENTS

INFORMATION

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· Beautifully designed built-out restaurant/bar

- Under market rent
- 4AM liquor license on ground floor and lower level
- · 2-way busy traffic corridor

ROPERTY **NEIGHBORS**

Pancho's Juice Bar • AK Laundromat • Tacos los Poblanos • Cinco de Mayo • Key Food • Juan Barbershop • La Brasa Paruana • Red Spa Nails

TRANSPORTATION N R D **B63**

JAMES FAMULARO President

SAMUEL MUKAMAL Associate 212.468.5965

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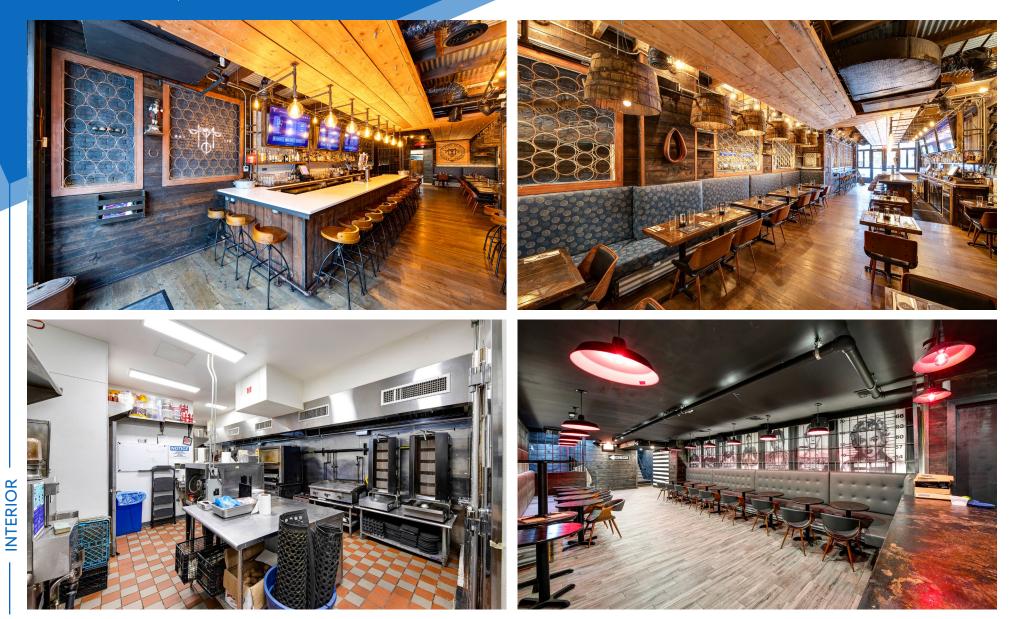




RESTAURANT FOR LEASE

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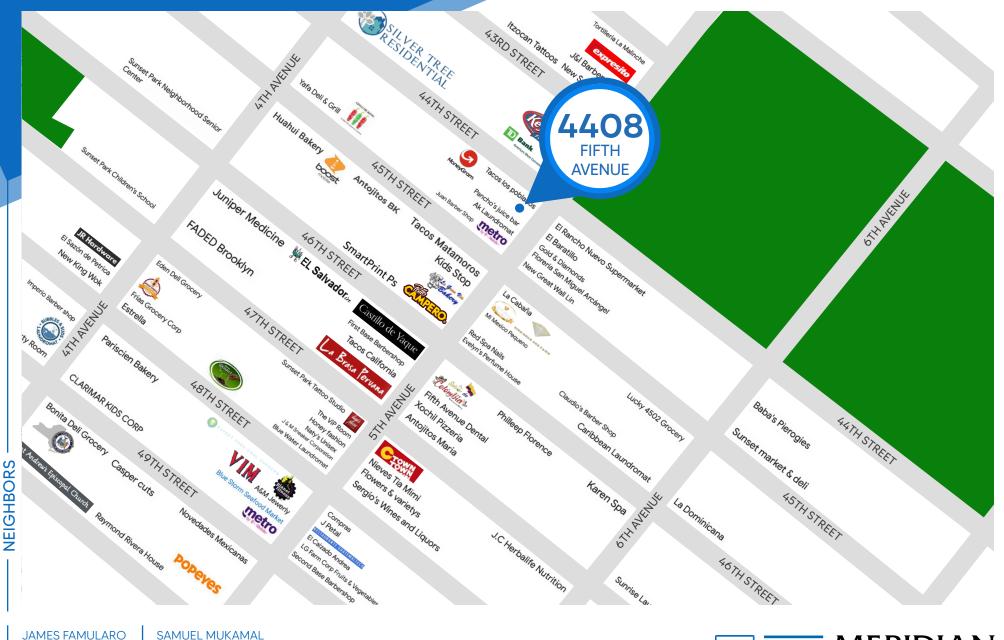
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President

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