

4515

FIFTH AVENUE
SUNSET PARK, BROOKLYN

Between 45th & 46th Streets

RESTAURANT FOR LEASE

APPROXIMATE SIZE

Ground Floor: 1,500 SF
Backyard: 1,000 SF
Basement: 1,000 SF

ASKING RENT

\$6,800/Month
Key-Money Upon Request

POSSESSION

Immediate

TERM

14 Years Left on the Lease

FRONTAGE

20 FT

COMMENTS

- Beautifully designed built-out restaurant/bar
- Under market rent
- 4AM liquor license on ground floor
- 2-way busy traffic corridor

NEIGHBORS

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

TRANSPORTATION



B63



JAMES FAMULARO
President

SAMUEL MUKAMAL

Associate
212.468.5965
smukamal@meridiancapital.com



MERIDIAN
RETAIL LEASING

All information supplied is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of the listing from sale or lease, and to any listing conditions, including the rates and manner of payment of commissions for particular offerings imposed by Meridian Capital Group. This information may include estimates and projections prepared by Meridian Capital Group with respect to future events, and these future events may or may not actually occur. Such estimates and projections reflect various assumptions concerning anticipated results. While Meridian Capital Group believes these assumptions are reasonable, there can be no assurance that any of these estimates and projections will be correct. Therefore, actual results may vary materially from these estimates and projections. Any square footage dimensions set forth are approximate.

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