

# 990

## BROADWAY

BUSHWICK/BED-STUY, BROOKLYN

Between Vernon & Willoughby Avenues

RESTAURANT/CLUB FOR LEASE

### APPROXIMATE SIZE

Ground Floor + Mezzanine: 3,000 SF

Selling Lower Level: 2,000 SF

### ASKING RENT

\$11,500/Month + Key-Money

### POSSESSION

June 2025

### TERM

10 Years

### FRONTAGE

25 FT

### COMMENTS

- Prime location currently operating as "Paragon"
- Fully built-out ready-to-operate nightclub/restaurant with two licenses
- Legal capacity 270 guests
- Top-tier DJ booth with sound & lighting systems
- Full kitchen with gas lines, venting, and equipment in place
- Newly renovated plumbing, electrical, HVAC, and bathrooms

### NEIGHBORS

Buntopia • BK Fit • Mao Mao • Ducky Kitchen • Papa Johns • Broadway Lumber • Dunkin' • Popeyes • Big Boy Deli • La Lupe • The Concrete Jungle

### TRANSPORTATION



PROPERTY INFORMATION

JAMES FAMULARO

President

KEVIN BISCONTI

Director

212.468.5962

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STEPHEN LIGAMBI

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RETAIL LEASING

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INTERIOR

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