



45

SOUTH 3<sup>RD</sup> STREET

WILLIAMSBURG, BROOKLYN

FREEHOLD

B K L Y N



MERIDIAN  
RETAIL LEASING

# 45

## SOUTH 3<sup>RD</sup> STREET WILLIAMSBURG, BROOKLYN

Between Kent & Wythe Avenues

RESTAURANT FOR LEASE

### APPROXIMATE SIZE

Lobby Bar: 3,500 SF  
Courtyard: 3,000 SF  
Covered Outdoor Private Dining Room: 1,000 SF  
Back of House: 2,000 SF  
Total: 9,500 SF

### ASKING RENT

Upon Request

### POSSESSION

Immediate

### TERM

10 Years

### FRONTAGE

100 FT

### COMMENTS

- Full turn-key bar/restaurant with \$5 million in improvements
- Grandfathered 4AM liquor license with amplified live music approved by local community board
- 280 person legal occupancy
- 3 full-service 24 FT-27 FT bars in place
- 4 separate entrances - private entrance for club
- Unique large outdoor area with legal bar

### NEIGHBORS

Sundays in Brooklyn • Misi • The Refinery at Domino • Padel Haus • Layla • Sauced • Fini Pizza • Supreme • Lillistar • Marlow & Daughters • Marlow & Sons • Patrizia's

### TRANSPORTATION



### JAMES FAMULARO

President

### JOHN ROESCH

Director  
212.468.5971  
jroesch@meridiancapital.com

### JUSTIN BUSTAMANTE

Associate  
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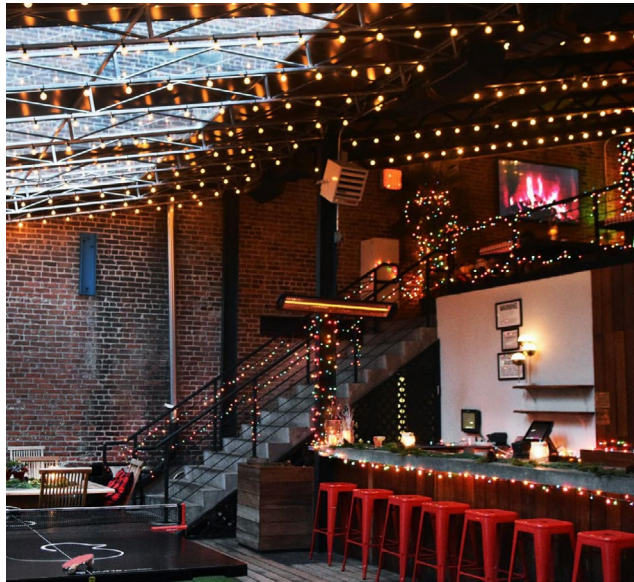
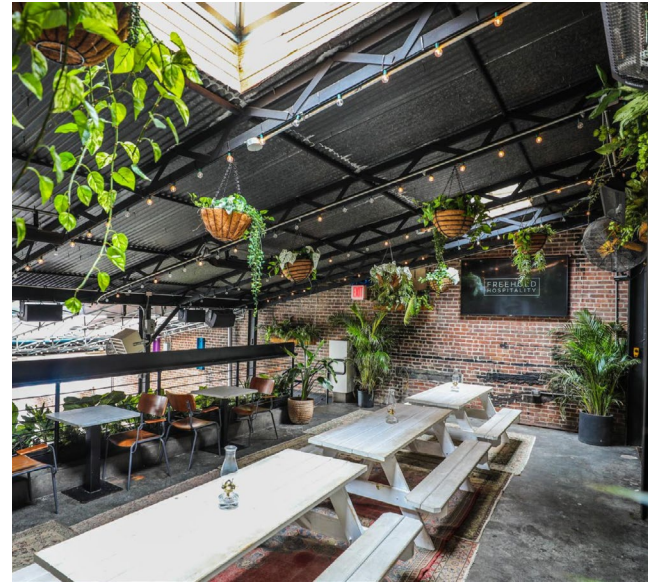
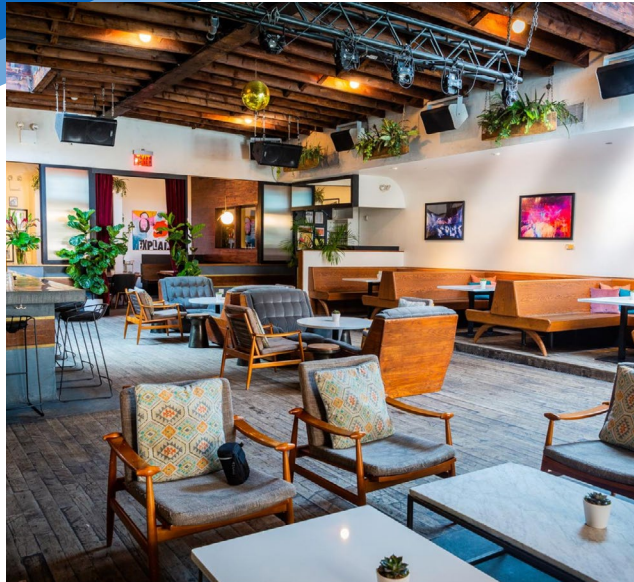
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## RESTAURANT FOR LEASE



INTERIOR

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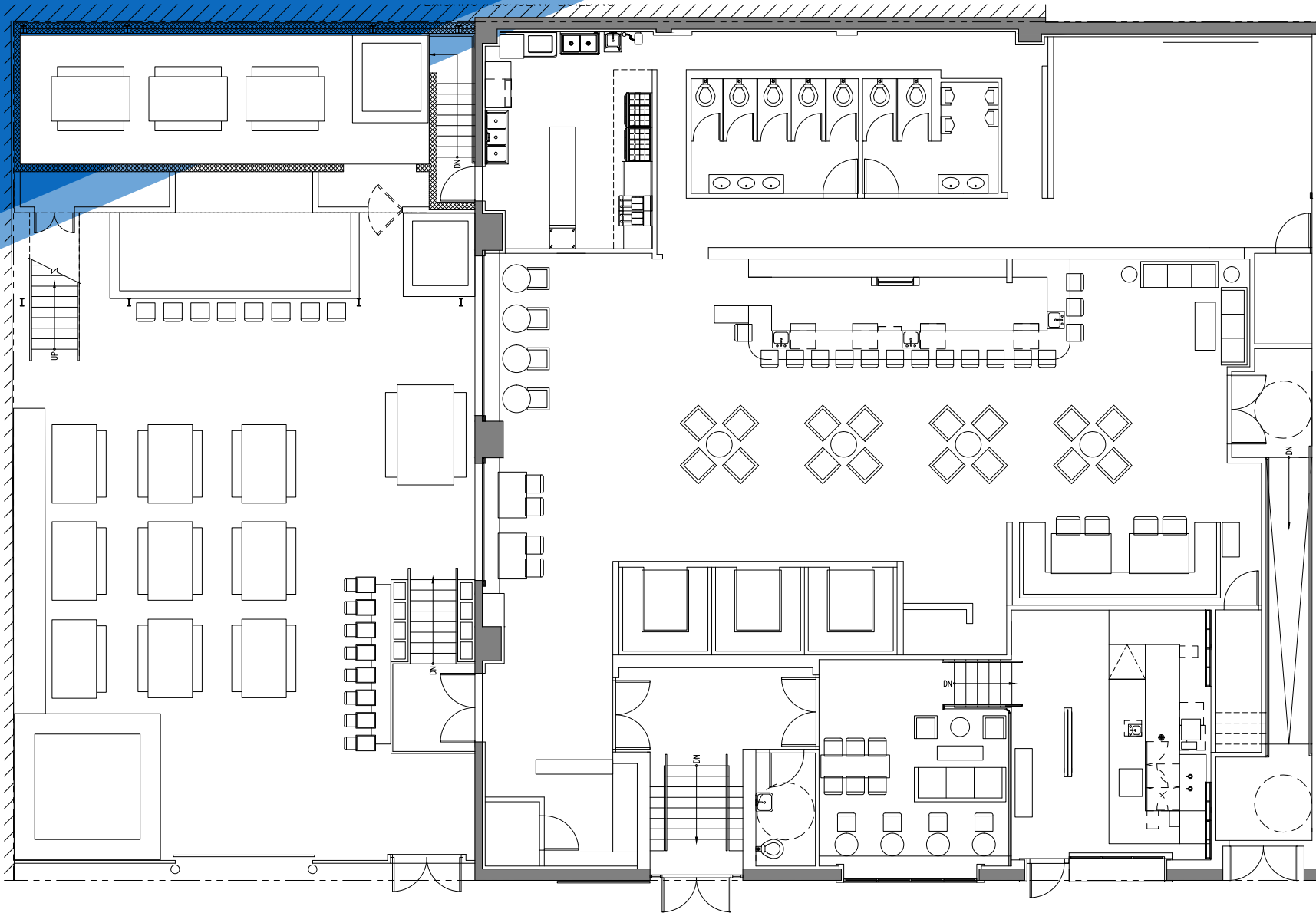
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RESTAURANT FOR LEASE

FLOOR PLAN



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NEIGHBORS

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