

3005

AVENUE K
FLATLANDS, BROOKLYN

Between Nostrand Avenue & East 31st Street

RESTAURANT FOR LEASE

APPROXIMATE SIZE
1,500 SF

ASKING RENT
\$3,700/Month
\$225K Key-Money

POSSESSION
Immediate

TERM
5 Years Left on Lease

FRONTAGE
15 FT

COMMENTS

- Turn-key pizzeria
- Wood brick oven in place
- Space is vented
- High residential area
- All uses considered

NEIGHBORS

Home Goods • Target • CVS Pharmacy •
Applebee's • ACE Hardware • Dunkin' • BP Gas
Station • Express Kitchen • Crispy Grill • Key Food

TRANSPORTATION

5



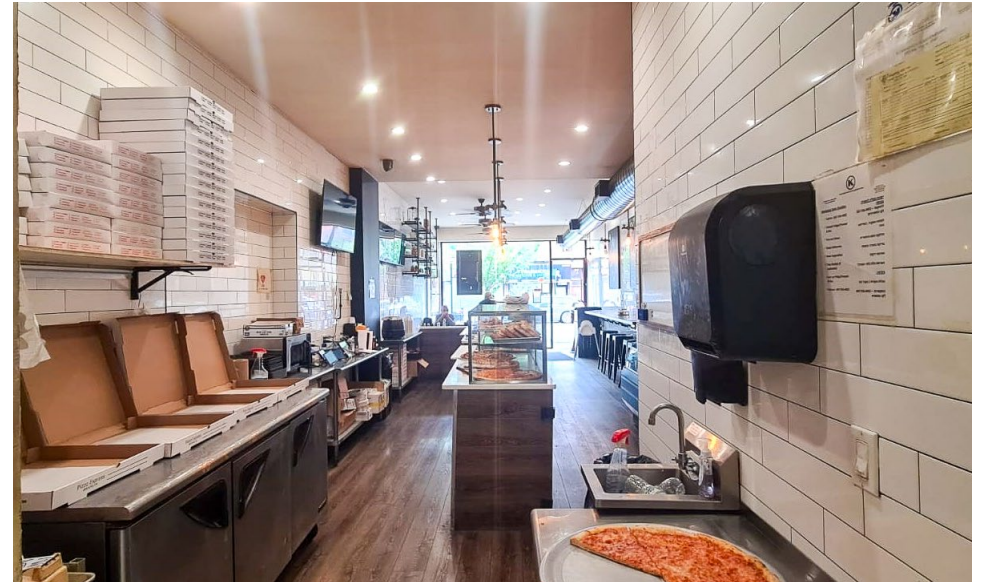
JAMES FAMULARO
President

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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.

INTERIOR



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President

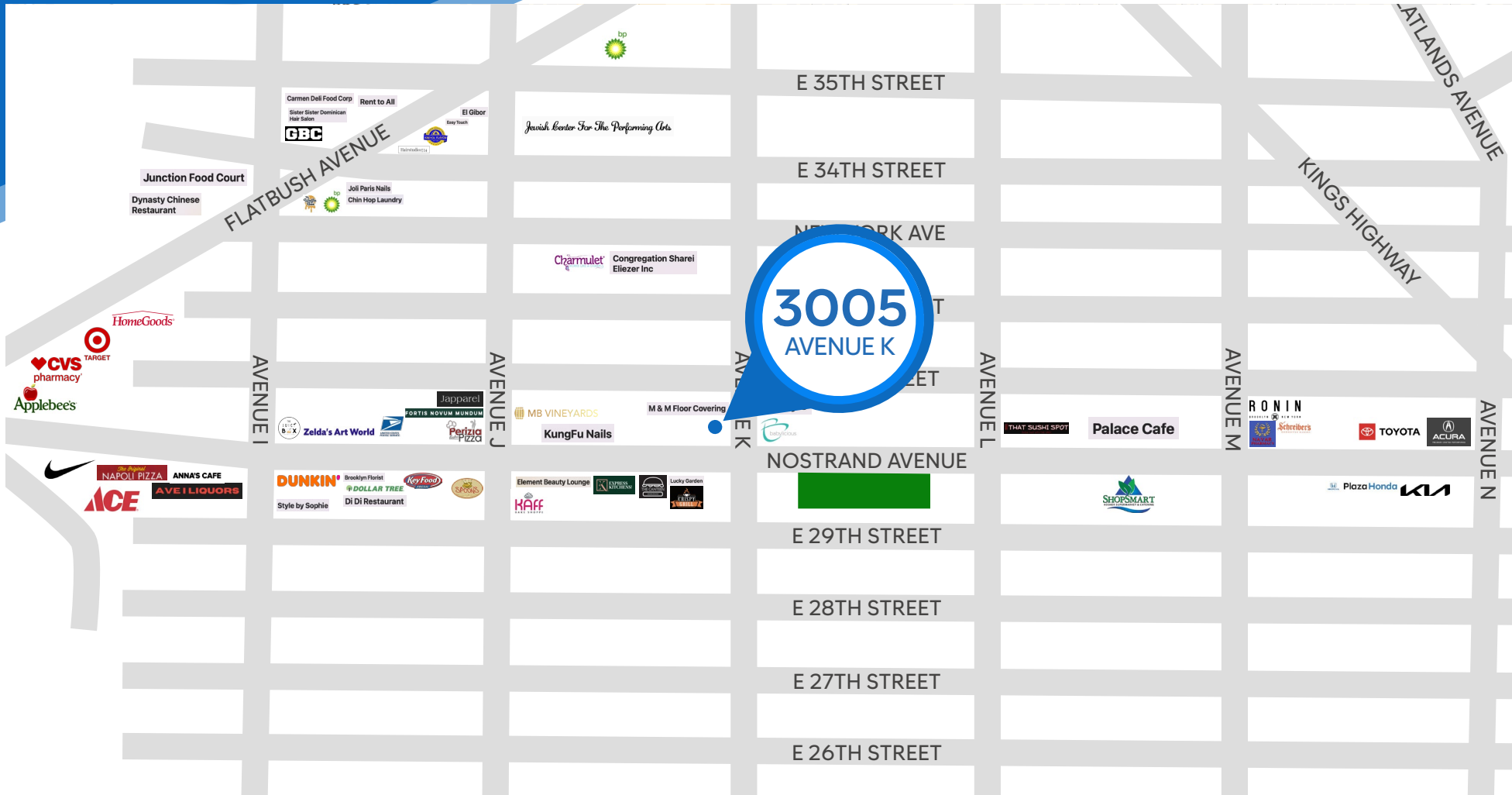
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