

224 BRIGHTON BEACH AVENUE

BROOKLYN, NY 11235

 **Degirmen**
BAKERY & RESTAURANT

DONER - GRILL - PASTRY - BAKLAVA - BOREK - SIMIT

MEDITERRANEAN RESTAURANT

BREAKFAST - LUNCH - DINNER

RESTAURANT FOR SALE

Brighton Beach Avenue is considered a top retail street.

**Prominent
3,175 SF**
Restaurant Space Along
Exceptional
Brighton Beach Ave



A HIGHLY AMENITIZED RETAIL CORRIDOR

Rare opportunity to acquire a recently constructed, turnkey restaurant in the heart of Brighton Beach. Located at 230 Brighton Beach Avenue, this fully builtout restaurant comprises approximately 3,175 square feet on the ground floor, plus a full basement.

Completed less than two years ago, the space features an extensive, high-quality buildout with all equipment installed new and maintained in excellent operating condition. The sale includes the restaurant's furniture, fixtures, equipment, and infrastructure, offering an incoming operator the ability to open with minimal additional capital investment. The business has strong growth potential, including adding alcohol service as an additional revenue line.

The purchaser will acquire the restaurant assets and enter into a direct lease. Building ownership is open to considering a variety of concepts and cuisines; however, ultimate approval will be based on the prospective operator's financial strength, industry experience, and demonstrated operational capabilities.

SPACE FEATURES



Ground:
3,175 SF



Basement:
3,175 SF



Frontage:
40 FT



Key Money:
\$300,000



High quality buildout with all new quipment installed and maintained in excellent operating condition



Prominently positioned retail opportunity along Brighton Beach Av



One of the most desirable retail shopping destinations on Brighton Beach Av



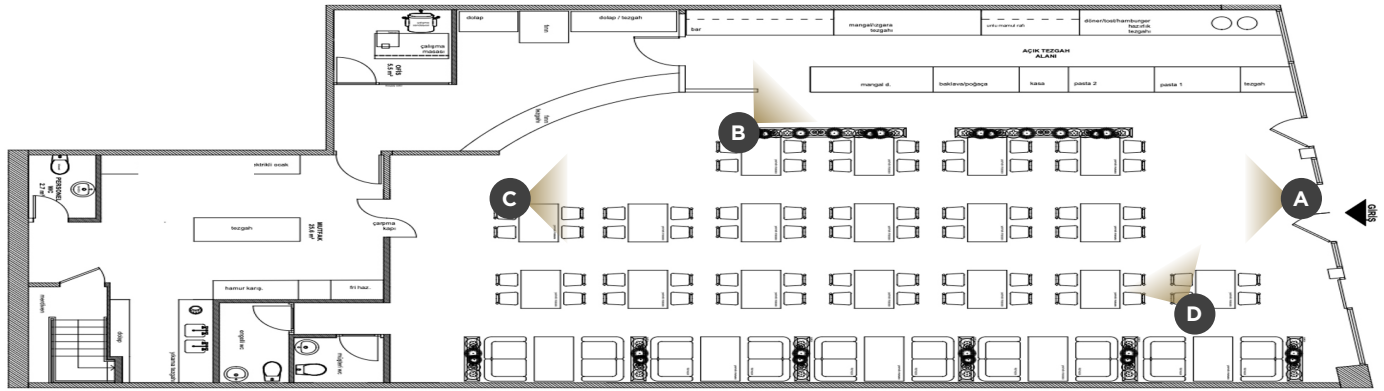
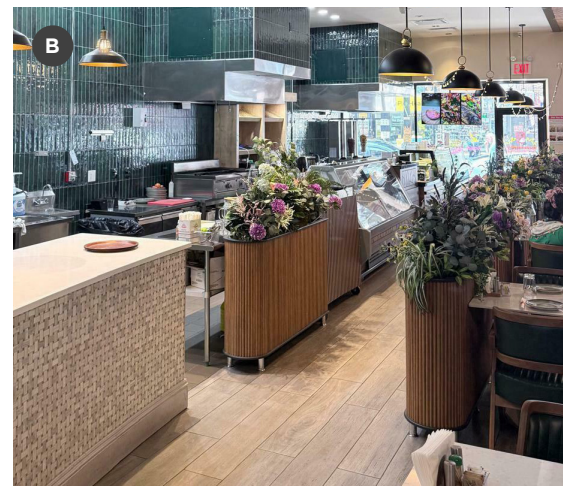
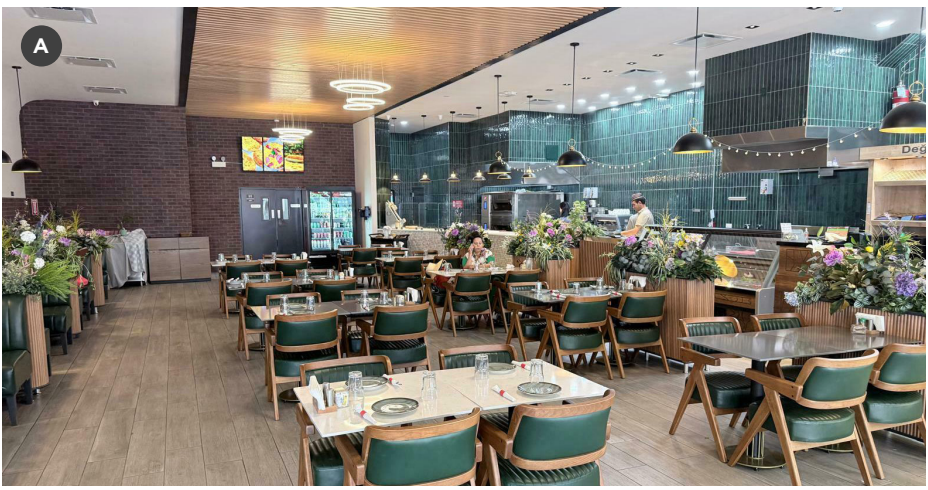
High pedestrian traffic



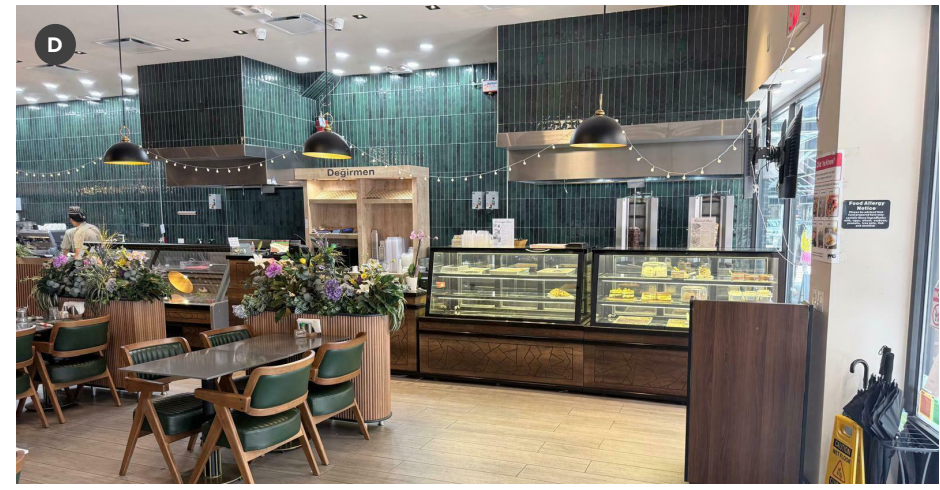
Metered parking in front of property



Municipal parking in proximity



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