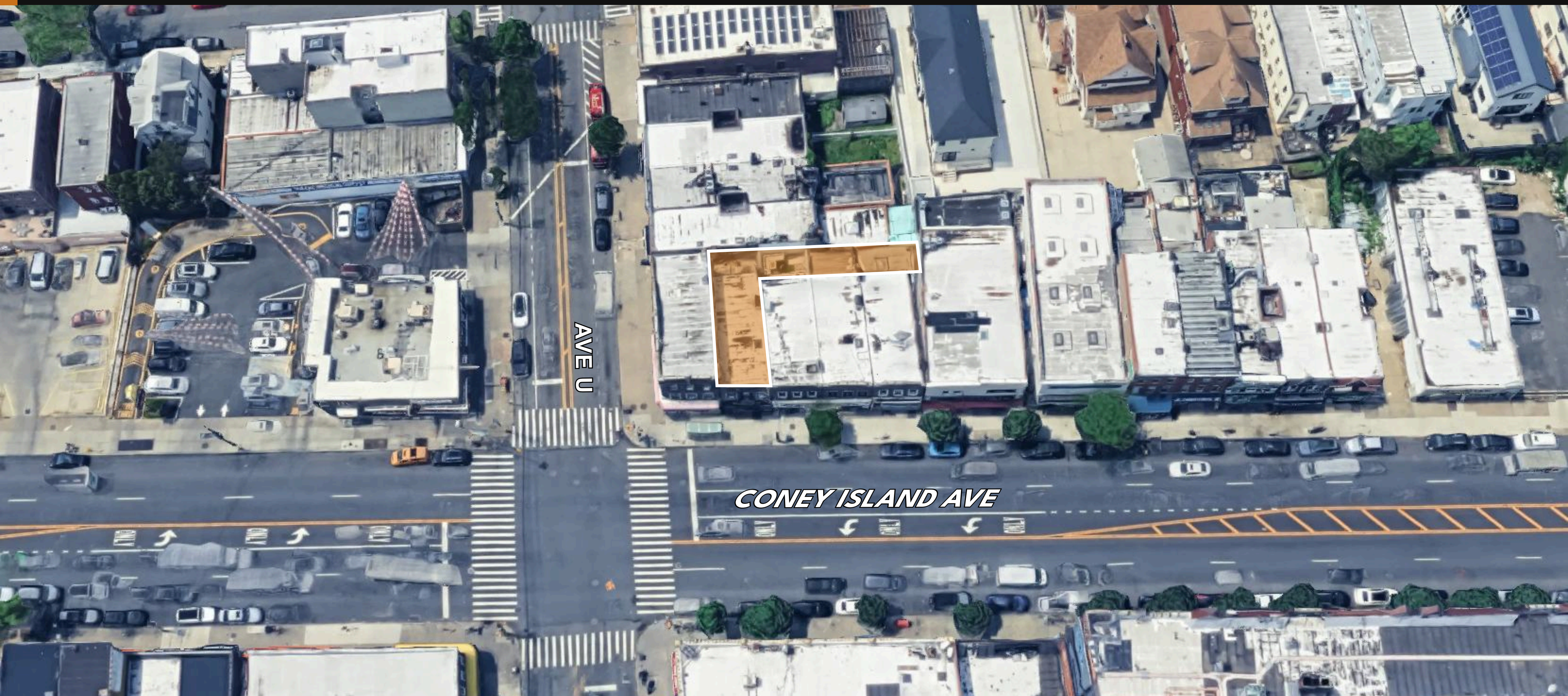


# RESTAURANT FOR LEASE

Exclusive Listing / Commercial Acquisitions Inc.



## 2402 CONEY ISLAND AVE, BROOKLYN, NY 11223

Corner Of Ave U & Ave T

KEY MONEY

**UPON  
REQUEST**

SIZE

**2,200 SF**

RENT

**\$6,200/MONTH**

BLOCK & LOT

**07112-0043**

ZONING

**R6A, C1-4**

FLOOR

**1ST FLOOR**

- Highlights:**
- 20' Frontage On Coney Island Ave
  - Newly Renovated Turn-Key Restaurant
  - Full Kitchen And Walk-In Freezer
  - Surrounded By Major Businesses
  - Long Lease

### PROPERTY OVERVIEW

Turn-key restaurant opportunity located at 2402 Coney Island Ave, positioned along one of Brooklyn's most active commercial corridors. The property features ~20 ft of frontage, offering strong visibility and signage exposure. Recently renovated, the space is delivered in excellent condition with a fully built-out commercial kitchen, including a large prep area, professional-grade equipment, and a walk-in freezer. Ideal for a restaurant operator looking to step into an established, ready-to-operate location with minimal additional capital required.

### EXCLUSIVE BROKER

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