

RESTAURANT FOR LEASE

Exclusive Listing / Commercial Acquisitions Inc.



2027 EMMONS AVENUE, BROOKLYN NY 11235

Emmons Avenue Between East 21st & Dooley St

KEY MONEY

UPON REQUEST

SIZE

4,000 SF

RENT

**\$20,157/MONTH
NNN LEASE**

Highlights: 65' Frontage On Emmons Avenue Turn-Key Restaurant Long Lease
Full Kitchen And Cold Storage 60 Outdoor Seats Capacity: 240 Seats

PROPERTY OVERVIEW

Turn-key restaurant opportunity at 2027 Emmons Avenue, positioned along one of Brooklyn's most active commercial and waterfront dining corridors. The property features approximately **65' of frontage on Emmons Avenue**, delivering exceptional visibility and prime signage exposure. Recently renovated and delivered in excellent condition, the space includes a fully built-out commercial kitchen with a large prep area, professional-grade equipment, and a walk-in freezer, plus a full stage and state-of-the-art entertainment systems. Seating is highly versatile, a 140-guest banquet hall on the main level, 40 seats on the first floor, and 60 outdoor seats — allowing an operator to run private events, everyday service, and seasonal waterfront dining simultaneously or in combination. An ideal fit for a restaurant operator looking to step into an established, ready-to-operate location.

EXCLUSIVE BROKER

Denis Abayev

718-954-1363 / denis@commercialacq.com

Commercial Acquisitions Inc.

718-517-8700 / commercialacq.com

OUTDOOR & INDOOR SEATING AREA

Commercial Acquisitions Inc.



BANQUET HALL PHOTOS

Commercial Acquisitions Inc.





