

CORNER TURNKEY RIDGEWOOD HOSPITALITY OPPORTUNITY • BUILT-OUT BAR • ACROSS FROM ROLO'S



## 817 ONDERDONK AVE

LOCATED BETWEEN CORNELIA STREET AND PUTNAM AVENUE

- Approx. **900 SF bar space + basement** in the heart of **Ridgewood, Queens**
- Surrounded by thriving neighborhood businesses, directly across from **Rolo's**
- **Exceptional foot traffic** along one of Ridgewood's most active corridors
- **Fully built-out cocktail/wine bar setup**
- **Turnkey hospitality opportunity**
- Built-out commercial prep kitchen area
- Existing refrigeration and bar infrastructure in place
- Basement access for storage
- **High-end finishes throughout**
- Floor-to-ceiling storefront windows providing excellent natural light
- Intimate dining layout with communal seating and lounge area
- Existing HVAC and lighting systems in place
- ADA-compliant restroom
- **Strong corner presence with excellent visibility**
- Positioned in one of **NYC's fastest-growing neighborhoods**
- Strong local customer base and vibrant dining/nightlife scene
- Ideal for a cocktail bar, wine bar, café, or concept-driven hospitality venture
- Space is in **excellent condition**
- **13 years remaining on the existing lease**
- **KEY MONEY UPON REQUEST**

### LICENSED SALESPERSON

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**\$3,600/MONTH**



