472
MYRTLE AVENUE
CLINTON HILL, BROOKLYN

Between Washington Avenue & Hall Street

RESTAURANT FOR LEASE



PROPERTY INFORMATION

APPROXIMATE SIZE
2,000 SF + Lower Level

ASKING RENT
$7,000/Month

KEY MONEY
$175,000

LIQUOR LICENSE
Until 2:00 AM

FF&E
Included

COMMENTS
- Fully built-out restaurant in the heart of Clinton Hill
- Currently occupied by "Lula Mae"
- All furniture, fixtures & equipment included
- Significantly below-market rent, ideal for an experienced operator
- Located on one of the neighborhood's most desirable dining corridors

NEIGHBORS
Pratt Institute • Key Food • Walgreens • Chase • TD Bank • Chipotle • Dunkin' • Blick Art Materials • Club Pilates • Bond Vet • Putnam's Pub & Cooker • Rosticceria Evelina • Osteria Brooklyn • Peck's • LaRina Pastificio & Vino • Mariscos El Submarino

TRANSPORTATION
G

JOAQUIN CARRILLO
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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.

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INTERIOR









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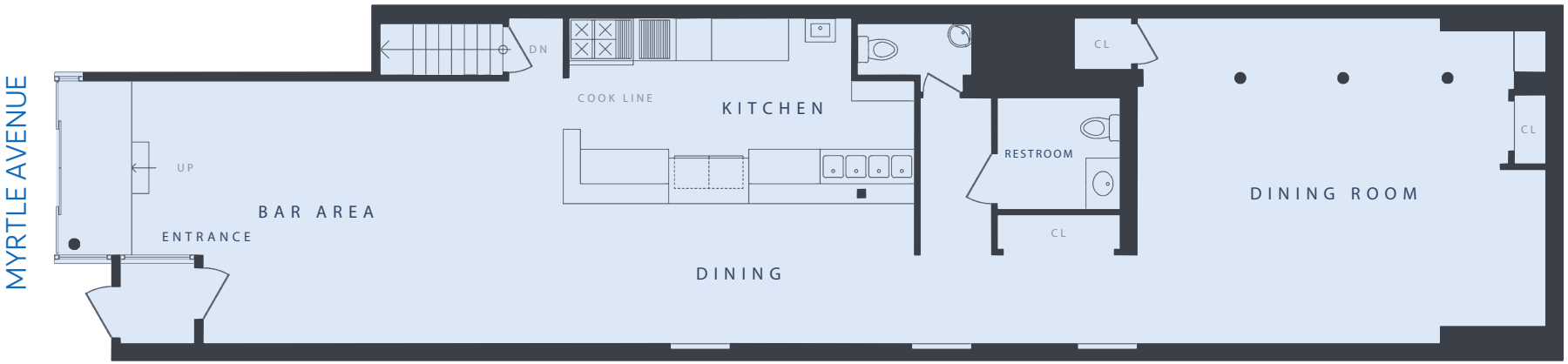
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FLOOR PLAN

GROUND FLOOR



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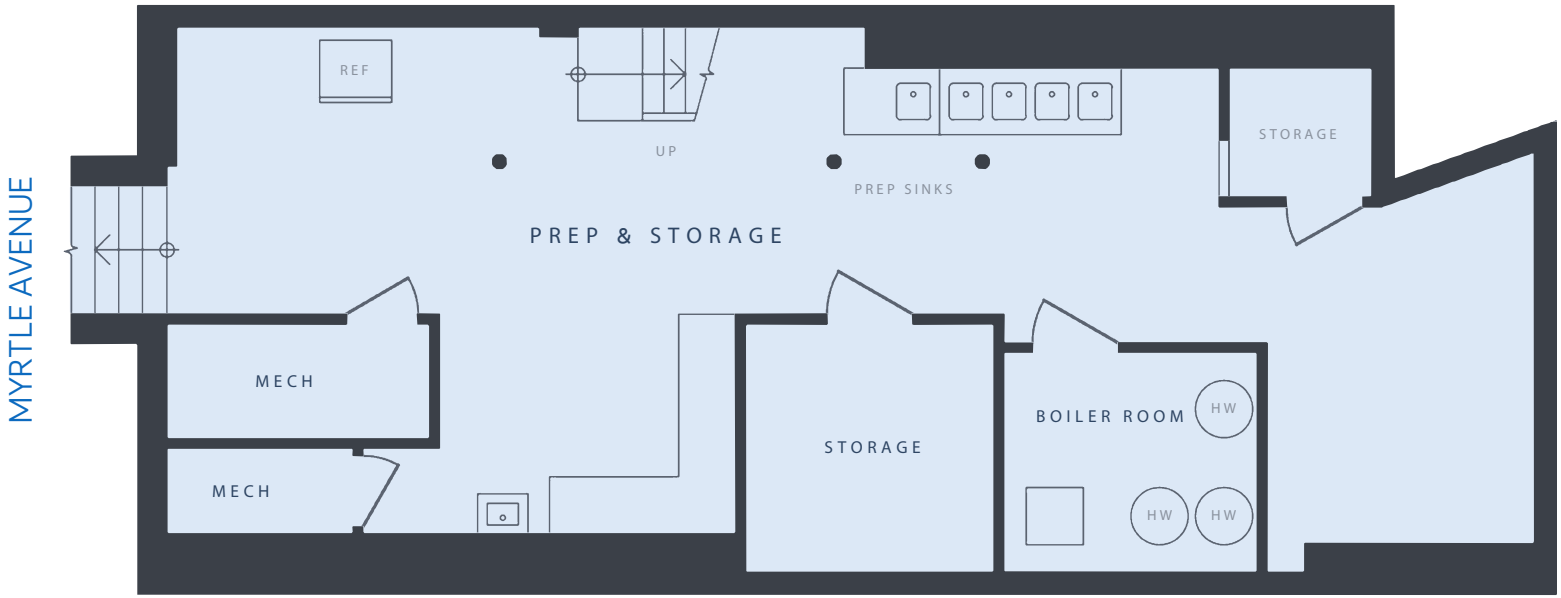
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FLOOR PLAN

LOWER LEVEL



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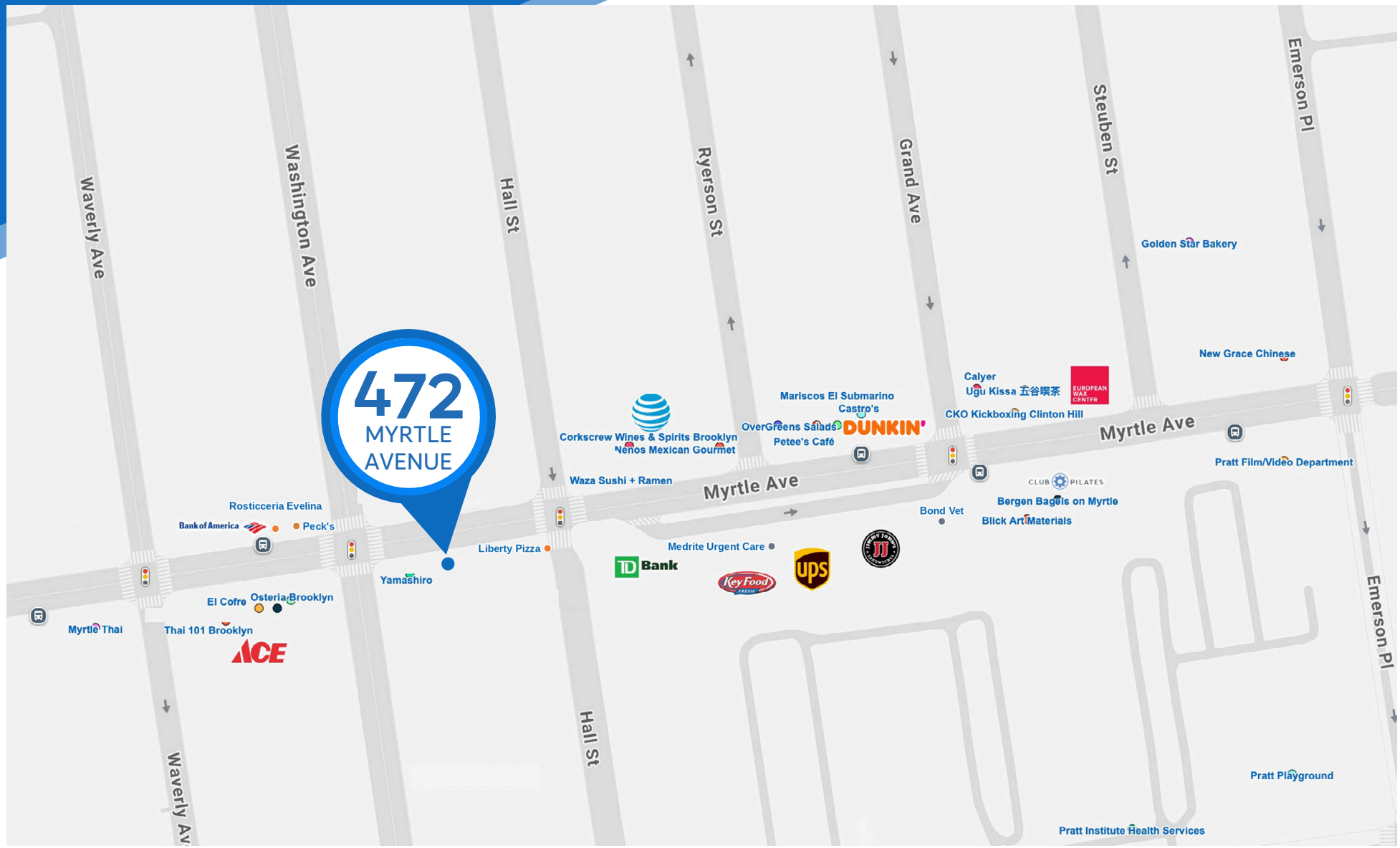
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