

858

BERGEN STREET CROWN HEIGHTS, BROOKLYN

Between Classon & Franklin Avenues

RESTAURANT FOR LEASE

APPROXIMATE SIZE

600 SF

ASKING RENT

~~\$4,000/Month~~ Reduced
\$3,750/Month

POSSESSION

Immediate

TERM

10-15 Years

FRONTAGE

20 FT

COMMENTS

- Turn-key wine bar in a standalone building
- Previously "D'Antan", with outside seating
- 13 FT high ceilings
- Strong foot traffic 7-days-a-week with nearby national co-tenancy
- All uses considered

NEIGHBORS

Franklin Wine & Spirits • The Crabby Shack •
Key Food • Sweet Basil • Mayfield • La'Mode
BK • Puerto Viejo • Underhill Café Brooklyn

TRANSPORTATION



PROPERTY INFORMATION

JAMES FAMULARO

President
646.658.7373
jfamularo@meridiancapital.com

COLE KLEPPINGER

Senior Associate
212.468.5993
ckleppinger@meridiancapital.com



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.

858 BERGEN STREET
CROWN HEIGHTS, BROOKLYN | Between Classon and Franklin Avenues

RESTAURANT FOR LEASE



INTERIOR

JAMES FAMULARO

President
646.658.7373
jfamularo@meridiancapital.com

COLE KLEPPINGER

Senior Associate
212.468.5993
ckleppinger@meridiancapital.com



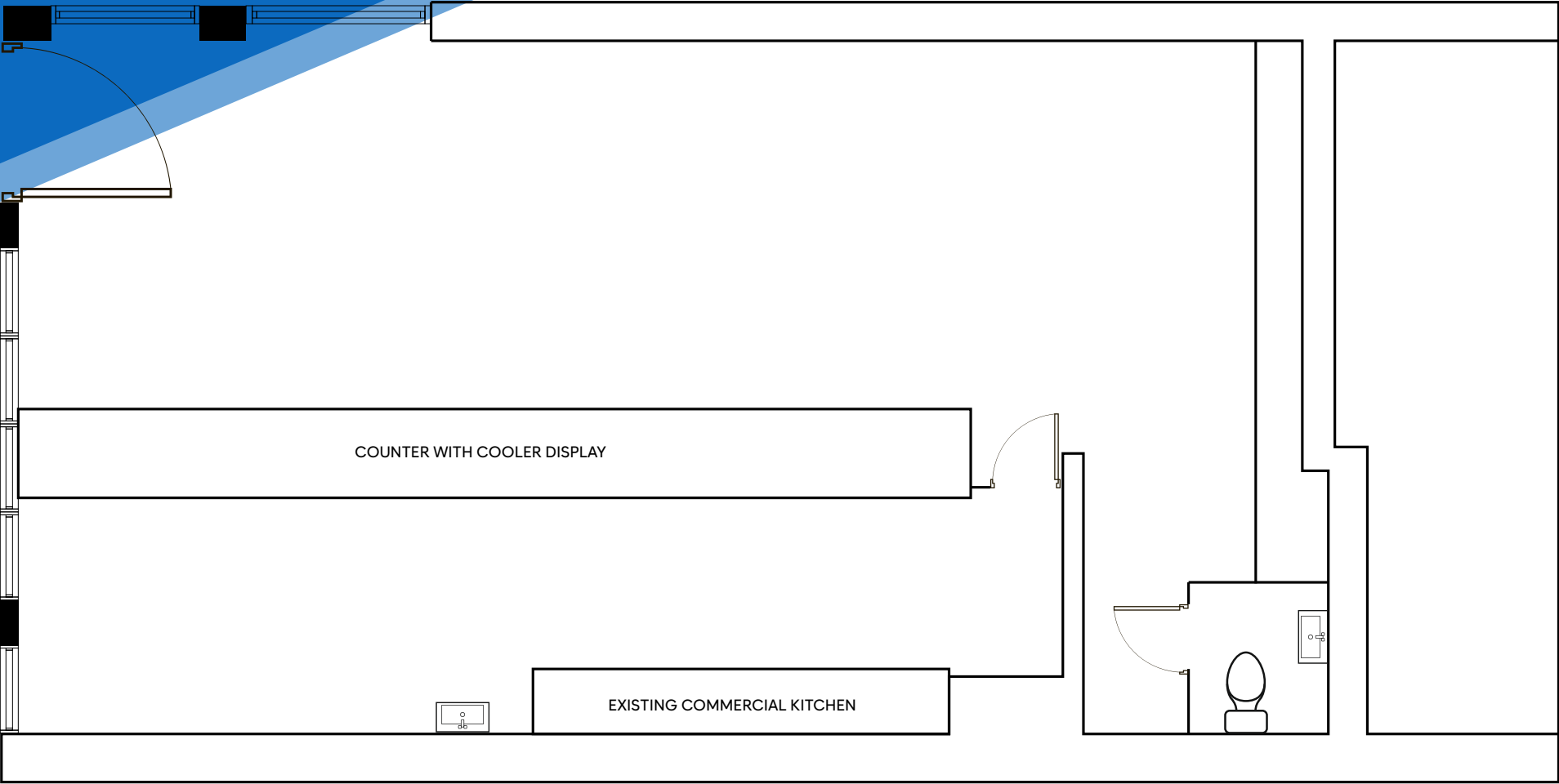
MERIDIAN
RETAIL LEASING

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.

858 BERGEN STREET
CROWN HEIGHTS, BROOKLYN | Between Classon and Franklin Avenues

RESTAURANT FOR LEASE

FLOOR PLAN



JAMES FAMULARO
President
646.658.7373
jfamularo@meridiancapital.com

COLE KLEPPINGER
Senior Associate
212.468.5993
ckleppinger@meridiancapital.com



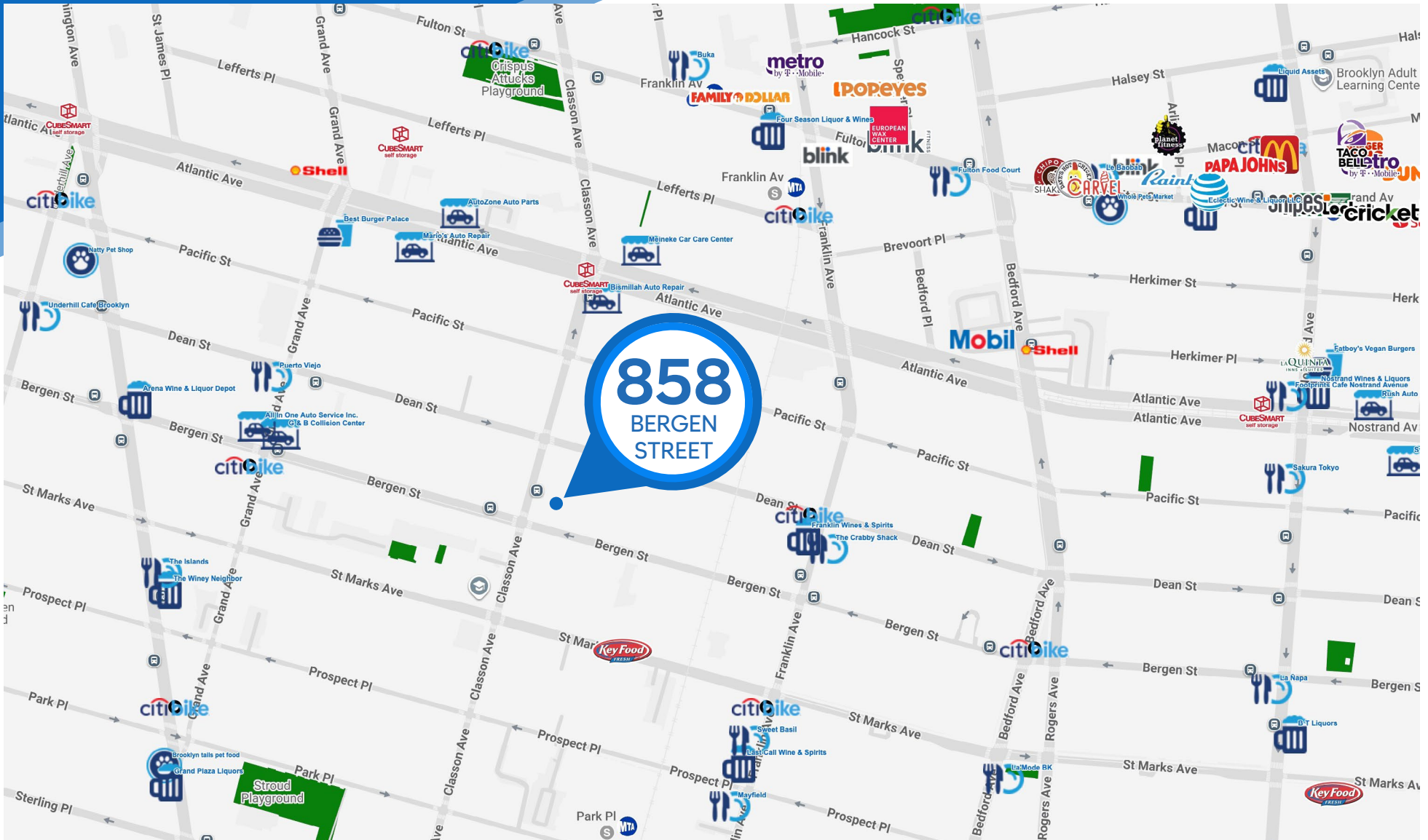
MERIDIAN
RETAIL LEASING

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.

858 BERGEN STREET

CROWN HEIGHTS, BROOKLYN | Between Classon and Franklin Avenues

RESTAURANT FOR LEASE



NEIGHBORS

JAMES FAMULARO

President
646.658.7373
jfamularo@meridiancapital.com

COLE KLEPPINGER

Senior Associate
212.468.5993
ckleppinger@meridiancapital.com



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.