Space Size:  
Ground 800 SF / Basement 800 SF
Rent:  
$7,500 / month
Fixture Fee:  
Upon Request
Comment:  
Steps from Barclays Center
7.5 years remaining on the lease (can extend)
3% annual increases. Business profitable.
Re taxes $1500 a year
Full liquor license (no time limit, no stipps) vented
Operating hours only 4pm to 11pm. Weekends 12pm to 11pm
Huge upside potential

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The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy but we do not guarantee it. All zoning, buildable footages and uses must be independently verified. Vacancy factors used herein are an arbitrary percentage used only as an example. It does not necessarily relate to actual vacancy, if any. The value of this investment is dependent upon these estimates and assumptions made above, as well as the investment income, the tax bracket, and other factors which your tax advisor and/or legal counsel should evaluate. THE PROSPECTIVE BUYER SHOULD CAREFULLY VERIFY EACH ITEM OF INCOME AND ALL OTHER INFORMATION HEREIN.

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