

PROPERTY FACTS

Address:	17 Wyckoff Ave
Size:	2350 SF
Rent per Month:	\$19,500
Rent per SF:	\$99.57/SF/Y

Rent per Month: \$19,500

FEATURES

- Fully Equipped Restaurant and Bar for Lease
 - No Key Money
 - New Lease Direct with Ownership
- Great for Any Investor or Operator Looking to Open Restaurant with Lower Start-Up Costs
- Equipment List, Floor Plan, Photos on Following Pages
- 74 Person Occupancy
- Previous Tenant has Full Liquor License

PUBLIC TRANSPORTATION



NEIGHBORING TENANTS



JEFF GONCALVES

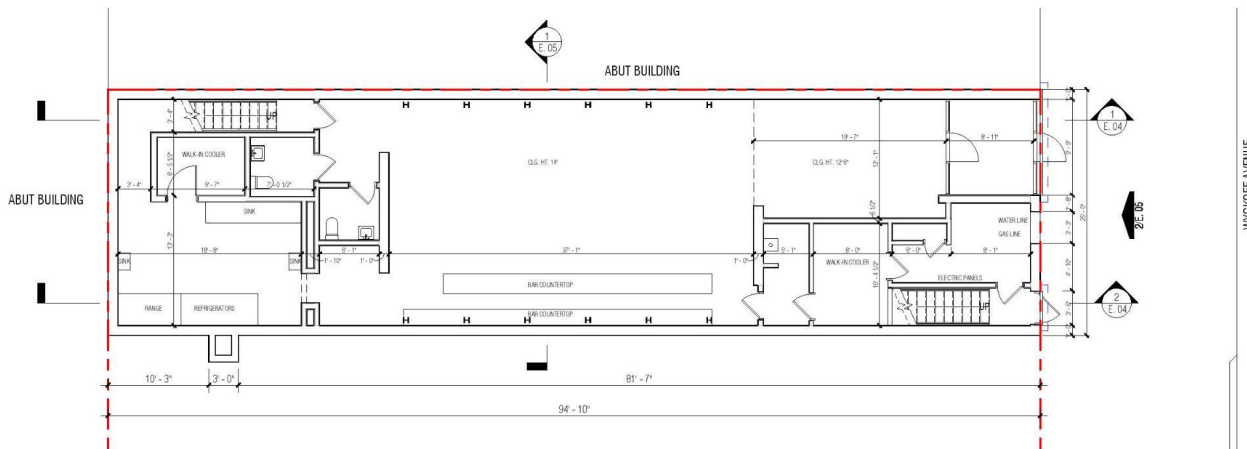
Director of Commercial, Retail & Office Leasing
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Equipment List

- Kitchen Hood and Exhaust System
- Various Cooking Equipment (Oven with 6 Burner Top, Grill, Fryer)
- Two Walk-In Refrigerators
- Fridges, Low-Boys
- Utensils, Plates, Cookware
- Sinks
- Prep Tables
- 12 Beer Tap Lines
- POS System
- High-Top Tables, Chairs
- Full Heating and Cooling System
- Bar and Bar Fixtures
- Two Fully Built Restrooms

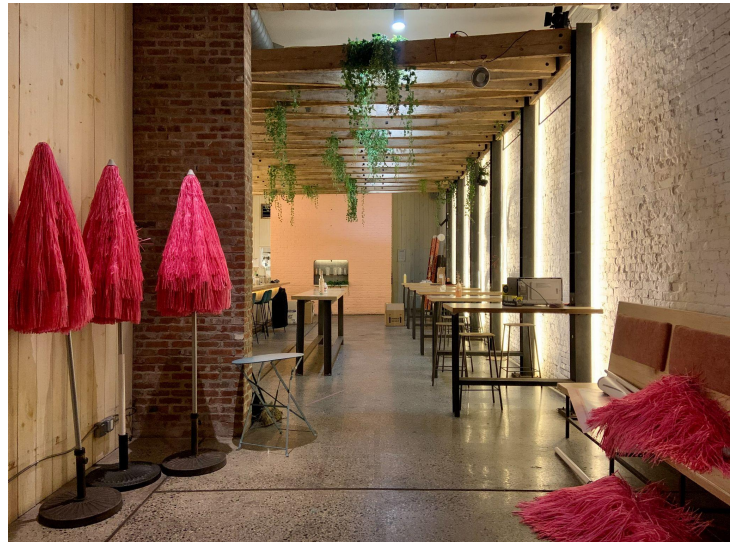
Floor Plan



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