

# RETAIL FOR SALE

## 6918 3RD AVE BROOKLYN

BROOKLYN, NY 11209

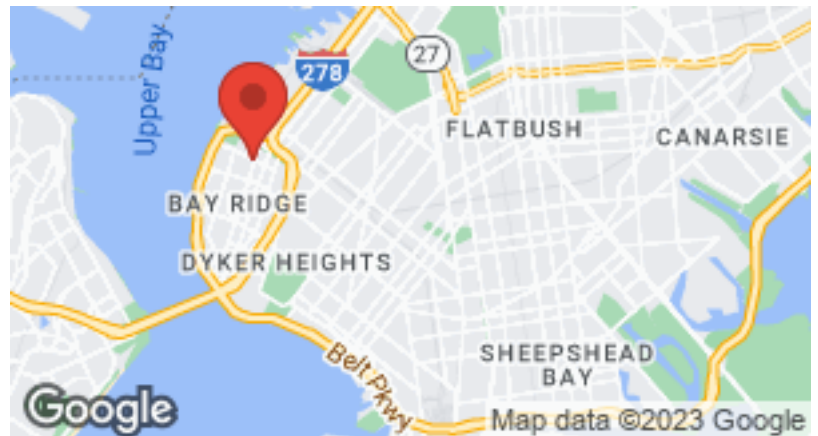


### OFFERING SUMMARY

PRICE:	\$400,000
PRICE / SF:	216
BUILDING SF:	3000
OCCUPANCY:	Occupied
CAP RATE:	10.3%
LOT SIZE:	1740 SF
CROSS STREETS:	Bay Ridge Ave & Ovington Ave
PARKING:	Street
PARKING RATIO:	
TRAFFIC COUNT:	Heavy
SIGNAL INT:	
YEAR BUILT:	1920
ZONING:	R6, C1-3

### PROPERTY OVERVIEW

Turn-Key Restaurant  
Brand new equipment  
Backyard Patio  
Beer & Wine License  
\$4k rent  
9 years remaining on lease  
1300 sqft ground floor  
550 sqft backyard patio  
1300 sqft basement



### EXP REALTY

777 Westchester Avenue, Suite 101  
White Plains, NY 10604



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