

637 Washington Avenue

SE Corner of Bergen Street
Brooklyn, NY 11238

HELLER

ORGANIZATION

PRIME RESTAURANT SPACE AVAILABLE



SIZE:	Ground Floor Approx. 850 SF	Basement Storage Available	Frontage Approx. 40 FT of Wrap-Around Corner
POSSESSION:	Immediate		
RENT:	Upon Request		
FIXTURE FEE:	Upon Request		

COMMENTS:

- Cafe w/ Outdoor cafe seating
- Great Corner Visibility w/ signage opportunity
- Newly developed residential building directly adjacent to cafe along w/ new residential developments underway
- Major Dinner Earning Potential as Cafe was previously closed for Dinner hours
- Potential to Acquire Liquor License

NEIGHBORS:

- The Bakery On Bergen
- Finn's Corner
- Nimbooda
- Arena Wine & Liquor Depot
- Natty Garden
- Trout Recording
- House Of Hair Salon & Spa
- Bearded Lady
- Sit & Wonder
- Udom
- Gen
- Brooklyn Sub

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