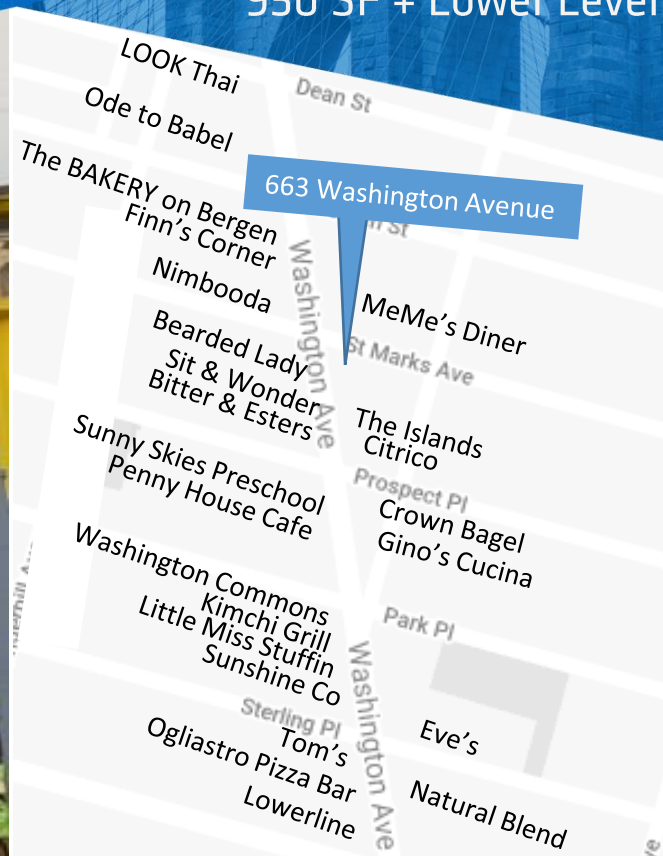


663 WASHINGTON AVE

Prospect Heights

Restaurant for Sale

950 SF + Lower Level



SUMMARY

Currently operating as a modern burger joint, 663 Washington Avenue contains a vented kitchen, lower level with equipment and a large dining area.

With popular neighborhood spots like MeMe's Diner, Bearded Lady and Ode to Babel nearby, this is a great opportunity to purchase a completely turnkey restaurant at a heavily discounted rent compared to market.

MONTHLY RENT

\$2,800/month + key money

LEASE TERM

9 years + 5-year option

CEILING HEIGHT

11 Feet

FRONTAGE

15 feet

CROSS STREETS

St. Marks and Prospect Pl.

LEASABLE AREA

950 SF

EQUIPMENT LIST

Upon request

POSSESSION

Arranged

TRANSPORTATION



NEIGHBORING TENANTS



THE BAKERY ON BERGEN



For more information, contact exclusive agents:

Peter Schubert
Managing Director
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Abbie Cheng
Leasing Associate
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Bill Strassman
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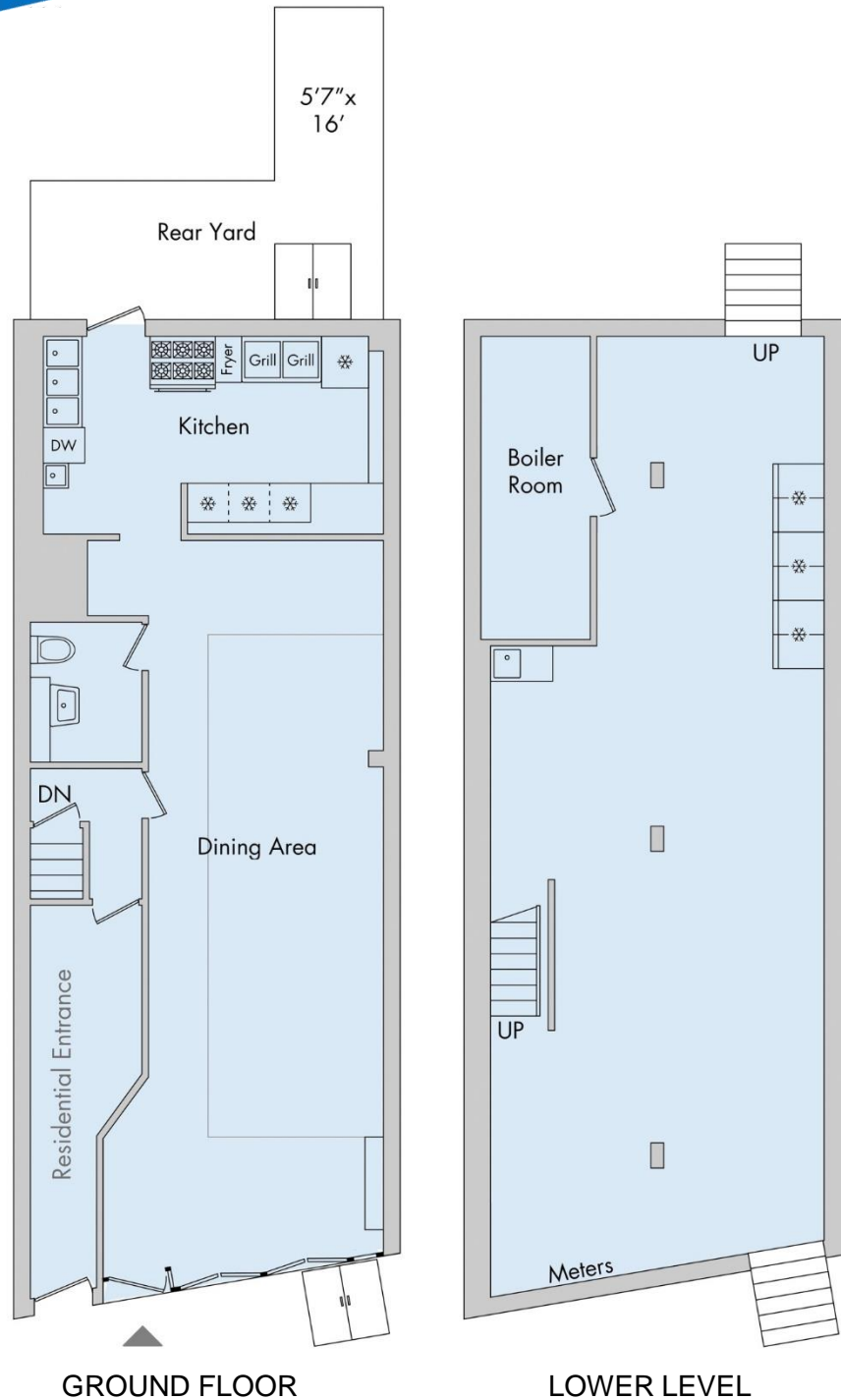
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FLOOR PLAN



GROUND FLOOR

LOWER LEVEL

The information provided herein has either been given to us by the owner of the property or was obtained from sources we deem reliable. We do not guarantee the accuracy of any information. All zoning, existing square feet of buildings, available buildable square feet, permitted uses and any other information provided herein must be independently verified. The value of any real estate investment is dependent upon a variety of factors including income, vacancy rates, expense estimates, tax brackets and general market assumptions, all of which should be evaluated by your tax advisor and/or legal counsel. Prospective buyer and tenants should carefully verify each item of information herein.



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