

TURN KEY RETAIL/LOUNGE BUSINESS OPPORTUNITY

CONEY ISLAND | FULL LIQUOR LICENSE | EQUIPMENT INCLUDED



Arvik Group is pleased to exclusively represent the business sale of 1201 Surf Avenue located on the northwest corner of Surf Avenue and West 12th Street. The commercial retail space is comprised of 2,500 square feet on the second floor of this three-story building. This is the perfect opportunity for a keen business owner to take advantage of its' thriving location and popular summer hotspot for locals.

PROPERTY DETAILS

1201 Surf Avenue, Brooklyn, NY 11224

PRICE	\$400,000 KEY MONEY
SIZE	2,500 SF
ASKING PPSF	PLEASE INQUIRE
MONTHLY RENT	PLEASE INQUIRE
LEASE	5 YEAR TERM – 3 YEARS REMAINING
OPTIONS	ONE FIVE (5) YEAR RENEWAL OPTION

\$400,000

KEY MONEY

FOR MORE INFORMATION PLEASE CONTACT:
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Arvik Group Real Estate
48 Wall St, Suite 1100 | New York, NY, 10005
(212) 918-4531

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INVESTMENT HIGHLIGHTS

FULL LIQUOR LICENSE: There is a full liquor license in place until 4:00 am everyday.

EQUIPMENT INCLUDED:

22 Cameras	DJ Equipment
2 Television Screens	Lighting
POS System: 2 Monitors and 2 Registers	

PUBLIC ASSEMBLY: Public Assembly Certification allows for 145 persons, an upside for holding events and parties.

PRIME AND IDEAL LOCATION: Ideally located in the heart of Coney Island – home to the Coney Island Beach & Boardwalk. Situated along heavily trafficked Surf Avenue, you will find residents and tourists alike at all hours of the day and night.

Nearby attractions include: Luna Park, Coney Island Beach & Boardwalk, Abe Stark Sports Center.

Nearby dining and retailers include: Applebee's Grill & Bar, Wahlburgers Coney Island, Dunkin Donuts, Subway, Chase Bank, and many more.

Nearby Transportation: D,F,N,Q subway lines, B36, B82, B74 buses

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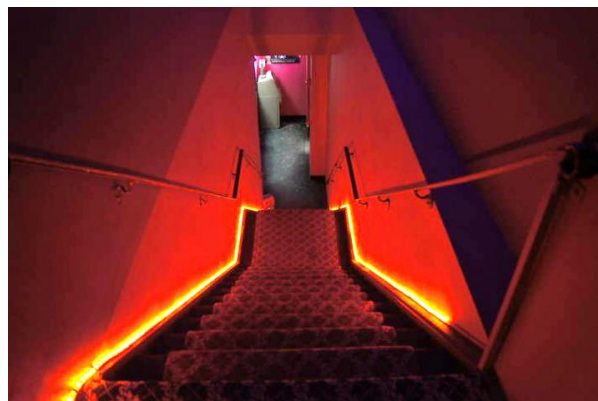
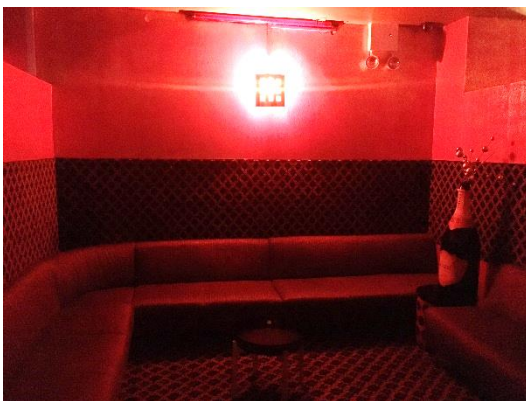
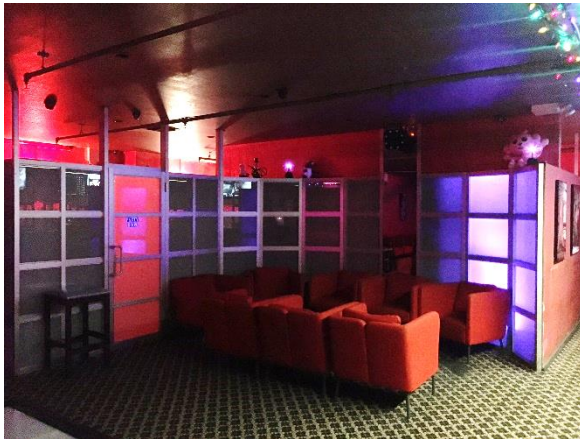
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PROPERTY PICTURES



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