

436 Jefferson Street, Brooklyn, NY 11237

Turn-Key Restaurant & Bar Available for Lease



www.kaplonbelo.com



**Located in the Heart of Bushwick -
Right off the L Train @ Jefferson & Wyckoff Ave**



Listing subject to errors, omissions, change of price or other conditions, prior sale, rent and withdrawal without notice. Dimensions are approximate.

Exclusive Agent · Matthew Kaplon

(718) 392-3456 x 116 · mk@kaplonbelo.com

PROPERTY

Size: 2,500 SqFt

Type: One Story w/ Partial Cellar

Ceiling: 14'

Sprinkler: Wet System

Power: 200 AMP

Heating/AC: Full HVAC

Occupancy: 74 Person

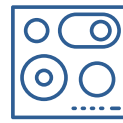
C of O: Dining



EQUIPMENT LIST



10 Burner Stove:
Garland



Flat Top Stove



Pasta Boiler



Wood
Burning Oven



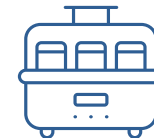
Silverware,
Plate Ware,
Bar Stools,
Chairs, Tables



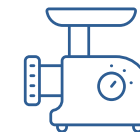
Refrigerators:
Bar Lowboy 9', 4 Door
w/ Bar Top. (2) Lowboys
on the Line.



Upright Freezer,
Wine Fridge
w/ Glass Doors



Coffee Equipment:
Espresso Machine,
Water Tower, Grinder



Pasta Machine



Robot Coupe



Vita Prep,
Vitamix Blender



Stainless Steel:
Bowls, Pots, Pans,
Cambros, Sheet Pans,
Bins, Sauté Pans



Metro Shelving,
Prep Tables



POS System +
Credit Card
Processing

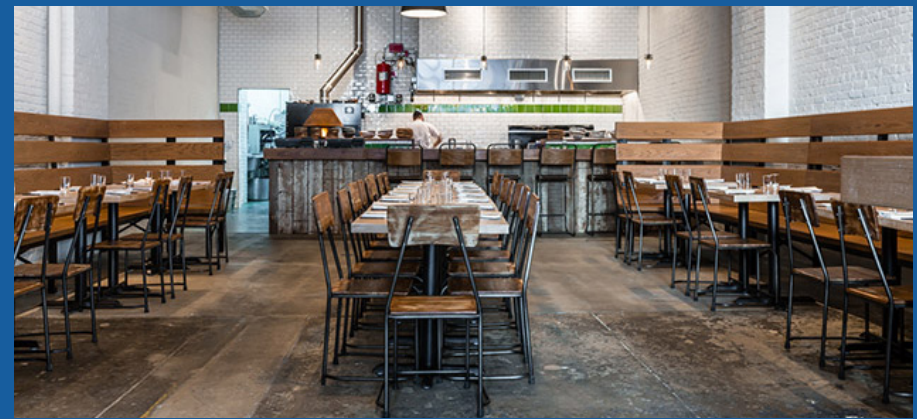
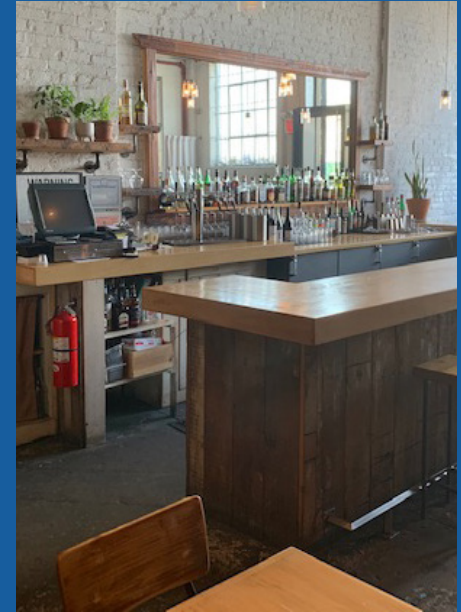
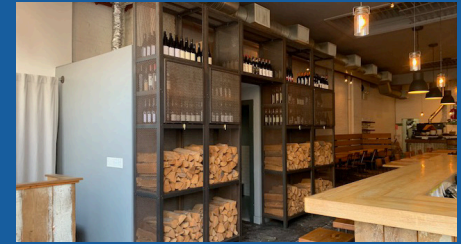


Internet
equipment +
Verizon
Service

Lease Price: Upon Request

Key Money: Upon Request

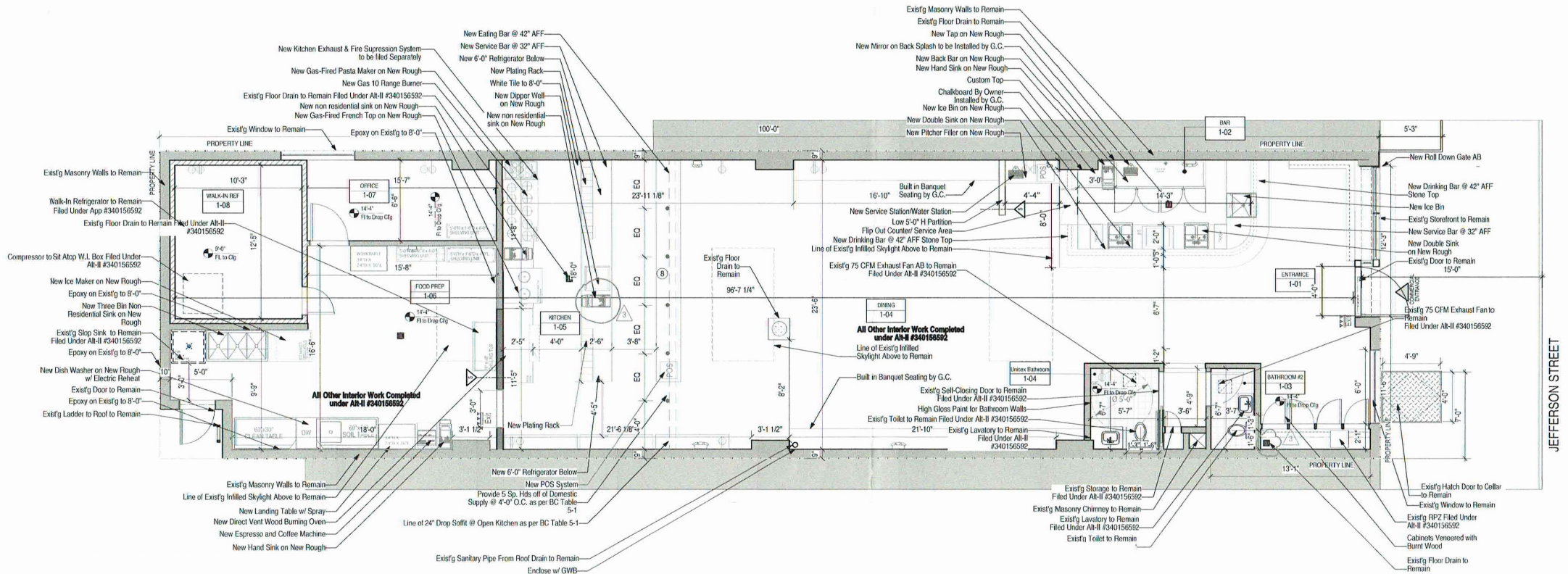
Listing subject to errors, omissions, change of price or other conditions, prior sale, rent and withdrawal without notice. Dimensions are approximate.



Listing subject to errors, omissions, change of price or other conditions, prior sale, rent and withdrawal without notice. Dimensions are approximate.

Exclusive Agent • Matthew Kaplon

(718) 392-3456 x 116 • mk@kaplonbelo.com



Listing subject to errors, omissions, change of price or other conditions, prior sale, rent and withdrawal without notice. Dimensions are approximate.



Certificate of Occupancy

CO Number: 320914766F

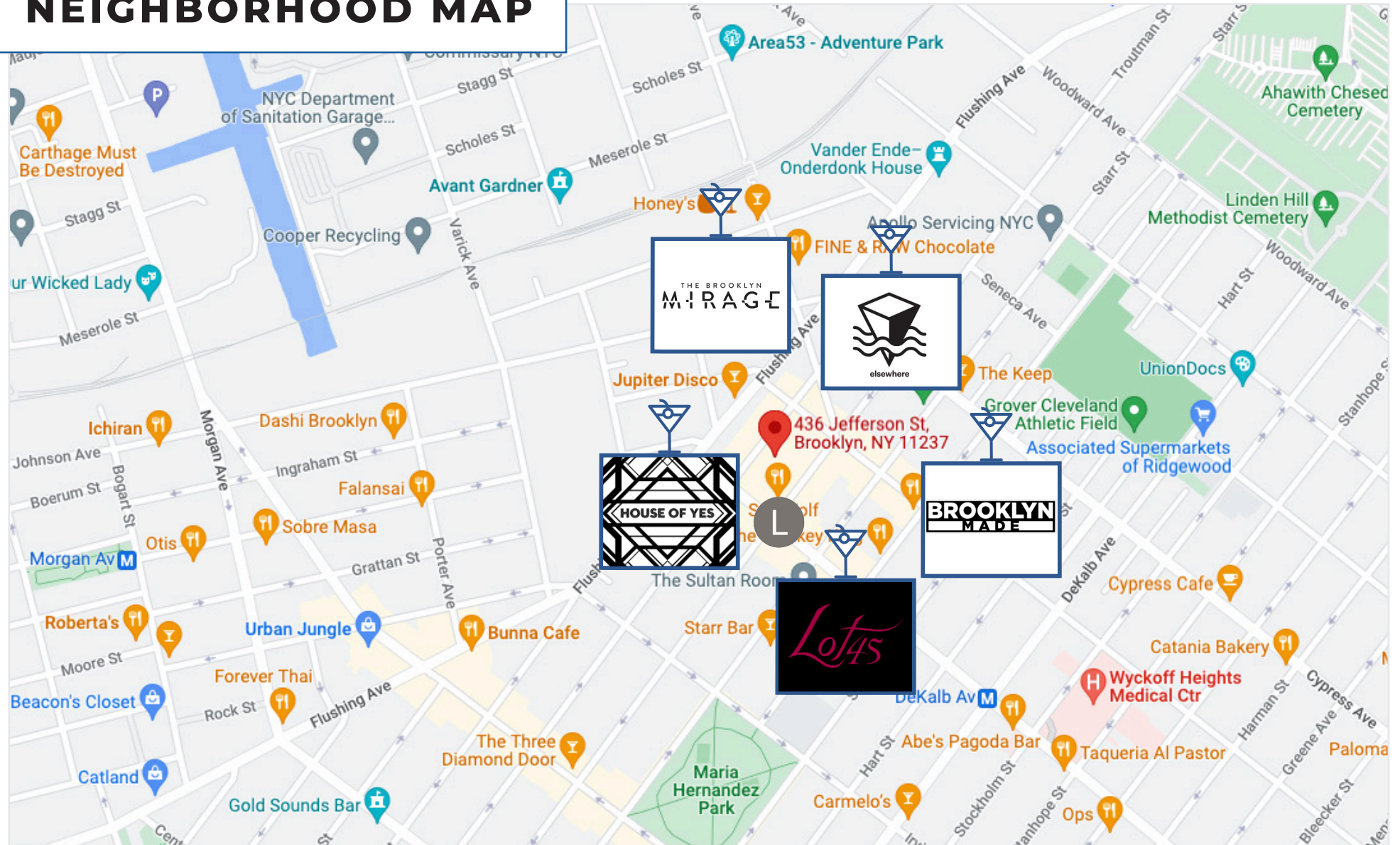
This certifies that the premises described herein conforms substantially to the approved plans and specifications and to the requirements of all applicable laws, rules and regulations for the uses and occupancies specified. No change of use or occupancy shall be made unless a new Certificate of Occupancy is issued. *This document or a copy shall be available for inspection at the building at all reasonable times.*

A.	Borough: Brooklyn	Block Number: 03177	Certificate Type: Final
	Address: 436 JEFFERSON STREET	Lot Number(s): 14	Effective Date: 05/29/2015
	Building Identification Number (BIN): 3072416	Building Type: Altered	
This building is subject to this Building Code: 1968 Code			
For zoning lot metes & bounds, please see BISWeb.			
B.	Construction classification: 2-B	(1968 Code designation)	
	Building Occupancy Group classification: E	(2008 Code)	
	Multiple Dwelling Law Classification: None		
No. of stories: 1	Height in feet: 25	No. of dwelling units: 1	
C.	Fire Protection Equipment: None associated with this filing.		
D.	Type and number of open spaces: None associated with this filing.		
E.	This Certificate is issued with the following legal limitations: None		
Borough Comments: None			

Permissible Use and Occupancy						
All Building Code occupancy group designations below are 2008 designations.						
Floor From To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code occupancy group	Dwelling or Rooming Units	Zoning use group	Description of use
CEL		OG	S-2		6C	STORAGE
001 001 70		OG	B		6	DINING
AS ER ZR 42-20 THE BUILDING WILL COMPLY WITH ALL APPLICABLE PERFORMANCE STANDARDS FOR THE ZONING DISTRICT M1-1.						
END OF SECTION						

Listing subject to errors, omissions, change of price or other conditions, prior sale, rent and withdrawal without notice. Dimensions are approximate.

NEIGHBORHOOD MAP



Listing subject to errors, omissions, change of price or other conditions, prior sale, rent and withdrawal without notice. Dimensions are approximate.