

# Established Business for Sale

**Cleremont Ave Fort Greene, Brooklyn, NY 11205**



## HIGHLIGHTS

Indoor & Outdoor Seating  
Fully Equipped Kitchen  
Freezers, Walk-in Box, Storage, Prep Area  
Vented Space with Below Market Rent  
Beer & Wine License in Place  
Turnkey Setup-Start Operating  
Immediately!  
Brooklyn Academy of Music (BAM)  
Cultural Landmark  
Gross Sales: \$500K  
Near: Fort Greene Park

## TERMS

**Lease Term:** Thru 4/2030  
+ Renewal Extension  
**Rent:** \$5,265.25  
**Possession:** Arranged  
**Key Money:** Upon Request

## SIZE

**Ground:** 600 RSF  
**Lower Level:** 600 RSF  
**Outdoor Space:** 1600 RSF  
**Occupancy:** Up to 30 Indoor;  
50+ Outdoor



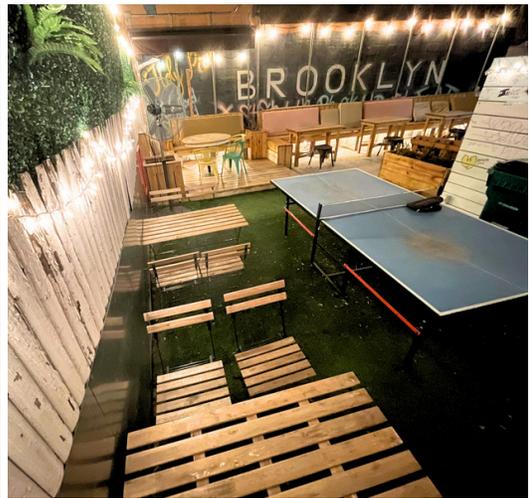
**Bledar Asllani**  
212.729.3526  
bledar@kaden.nyc

**Miko Orlando**  
917.765.6496  
miko@kaden.nyc



**Kaden Realty, Inc.**

www.kaden.nyc info@kaden.nyc  
One World Trade Center Ste 8500 New York, NY 10007



**SEATING CAPACITY: UP TO 30 INDOOR; 50+ OUTDOOR**



# Fort Greene

## ◆ Highlights

In the heart of Fort Greene  
Unmatched Walkability & Transit Access  
Thriving Culinary & Arts Scene  
Charming Historic Ambiance  
Proximity to Fort Greene Park  
Engaged & Diverse Community

## ◆ High in Attraction

Nestled in a bustling, high-foot-traffic area of Brooklyn, this restaurant thrives in a vibrant, high-traffic neighborhood. Known for its rich culture, historic charm, and thriving dining scene, the area attracts locals, professionals, and visitors alike. With tree-lined streets, brownstones, Fort Greene Park, and cultural hubs like BAM, it offers the perfect blend of energy and community. Excellent transit access and steady foot traffic make this a prime spot in Brooklyn's culinary landscape.

