



## CAFE ESENCIA, 68-38 FOREST AVENUE

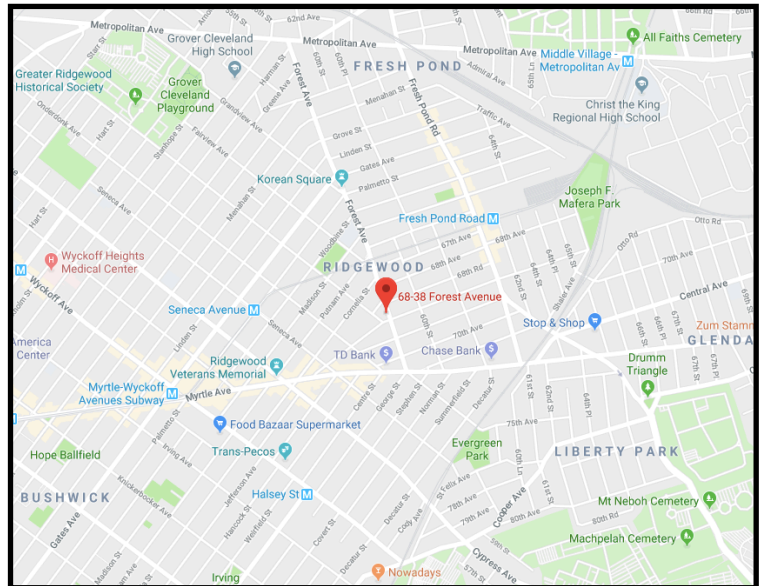
LOCATED BETWEEN CATALPA AVENUE AND SIXTY EIGHTH ROAD

- 500 SF Retail on Forest Avenue
- Approximately 10 feet of frontage with heavy foot traffic
- Five with a five year lease term option with 3.5% yearly increases
- Business holds a beer and wine license
- Plenty of windows for light and visibility
- Private restroom
- Perfect for cafe/bar/lounge/restaurant
- Immediate possession
- HVAC system in place
- Equipment includes coffee machine, freezer, lowboy, churro machine, dough dispenser, induction stovetops, dishes, furniture, and more.
- Certified proper exhaust vent up to code goes to the roof
- Can assign the lease with landlord's permission without use of chains on property
- 4-minute walk to M train at Forest Avenue
- Easy street parking
- Minutes away from busy retail blocks of Metropolitan Avenue and Myrtle Avenue
- Sale price available upon request for fixture fee and key money

**LICENSED BROKER & PRINCIPAL  
DANIEL BARCELOWSKY**

PHONE : 646.373.7944  
E-MAIL : [DANIEL@EVRGREALTY.COM](mailto:DANIEL@EVRGREALTY.COM)

**\$2,400/MONTH**



**TURNKEY RETAIL BUSINESS FOR SALE • 10 FEET OF FRONTAGE • RIDGEWOOD**





