



 OTHER

# 360 Bedford Ave

360 Bedford Ave

📍 360 Bedford Ave, #GROUND FLOOR, Brooklyn, NY 11249-5514

**\$9,085**

## Property Description

This is a key money sale / lease assignment of a turn-key 4am bar on on Bedford Avenue in Williamsburg, Brooklyn, details:

-Key Money Ask: \$250,000

-Lease Assignment: 8 Years, 9.5 Months (as of 10.15.2025)

-Size: 1,167 SF + 500-750 SF Lower Level Storage

-Rent: \$9,085/Month + Utilities

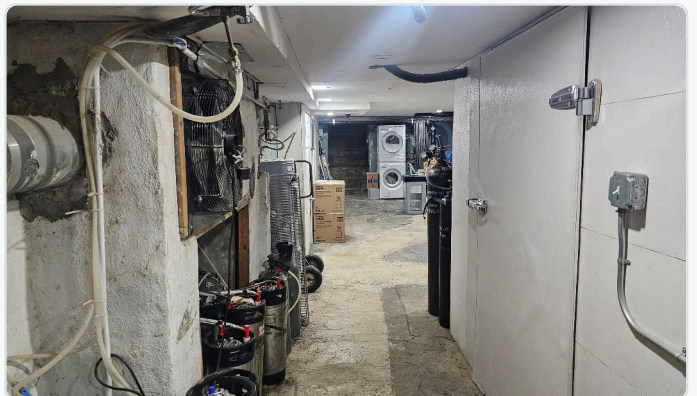
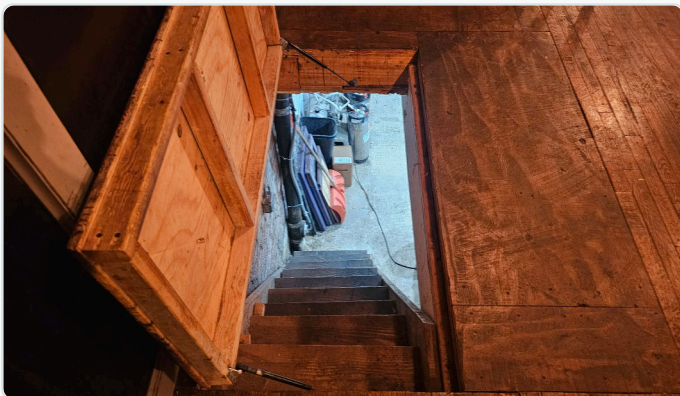
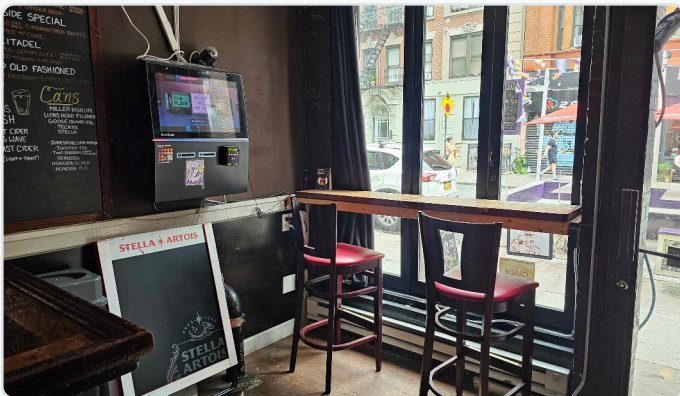
-Proof-of-Funds (POF) required to submit an offer--no exceptions

-Includes ALL current assets (new pool table, walk-in cooler, beer taps, liquor inventory, etc.)

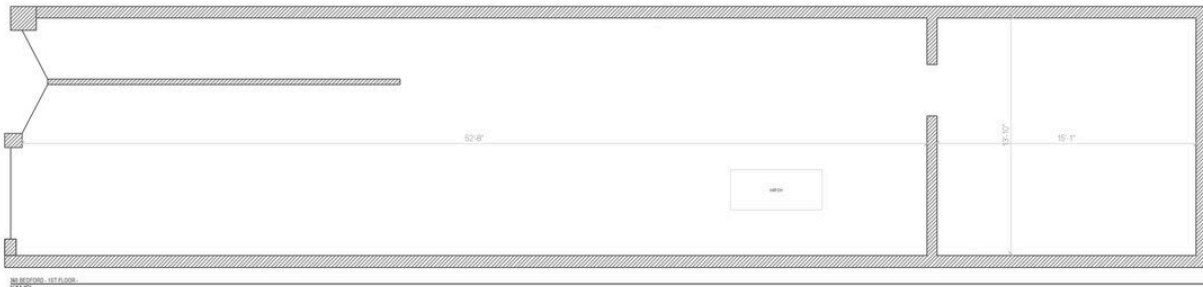
...business is currently open/operating, discretion is appreciated

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Gallery



**COMMERCIAL FLOOR PLAN**



NO. 100000-1111-008  
1/1/11

**PROPOSED 2ND FLOOR PLAN**  
SCALE: 1/8" = 1'-0"

**PROPOSED 3RD FLOOR PLAN**  
SCALE: 1/8" = 1'-0"

**INTERIOR PARTITION - 1HR FR**  
SCALE: 1/8" = 1'-0"

**INTERIOR PARTITION - 2HR FR**  
SCALE: 1/8" = 1'-0"

**EXTERIOR WALL**  
SCALE: 1/8" = 1'-0"

**STAIRCASE OPENING DETAIL**  
SCALE: 1/8" = 1'-0"

**STAIR DETAIL # 8**  
SCALE: NONE

**WD JOISTS, MTL HANGERS - TYPICAL**

**DOB ISSUES** / **SCALE** / **DATE**  
**APPLICANT:** / **PROJECT NO.:** / **DRAWN BY:** / **CHECKED BY:** / **DATE:**  
 CARL HAMANN, P.E. / 188 FLEETS COVE RD / HUNTINGTON, NY 11743 / TEL: 917-692-5694 / T.A. / E.D.W. / A-200.00 / 5 OF 6

**Market Context**

U.S. Census · ZIP-level

**Borough Workforce** Q2 2024

Total employment	<b>990,751</b>
Net job change	<b>+17,561</b>
Avg monthly earnings	<b>\$4,722</b>
All sectors · Brooklyn	

**Top Employer Sectors** of 305,688 total establishments in Brooklyn

Retail Trade	<b>10,184 (3.3%)</b>
Health Care & Social Assistance	<b>7,173 (2.3%)</b>
Professional Services	<b>6,476 (2.1%)</b>
NAICS 541	<b>6,476 (2.1%)</b>
Accommodation & Food Services	<b>6,391 (2.1%)</b>

Source: U.S. Census Bureau (ACS 5-year, CBP, QWI). Race and ethnicity data is intentionally not retrieved.

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#### CONFIDENTIALITY & DISCLAIMER

The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

By proceeding, you acknowledge that you have read, understood, and agree to be bound by the terms set forth above.

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## CONFIDENTIAL LEASING LISTING EXR Commercial