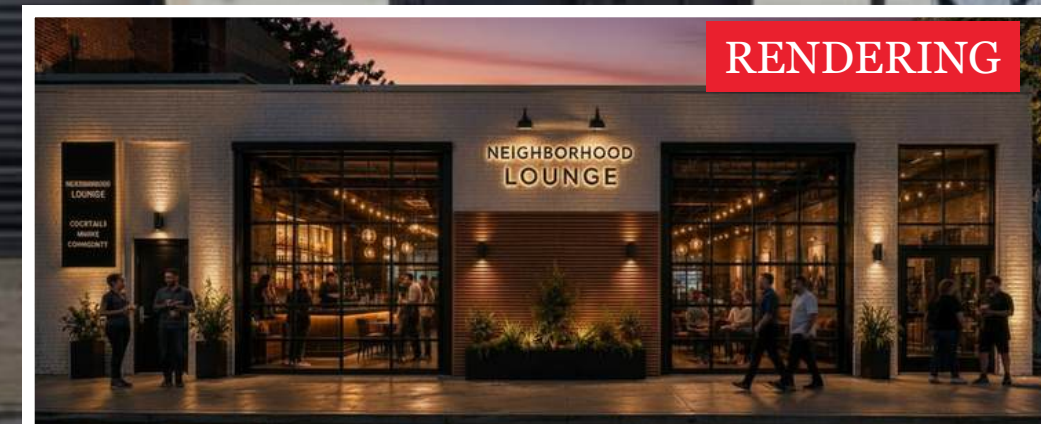


AVAILABLE
FOR LEASE

261 MOORE ST. & 272 SEIGEL ST.

NORTHERN BUSHWICK, NY 11206

STREET TO STREET
MIXED USE
OPPORTUNITY



CONTACT
EXCLUSIVE
AGENT

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GREINER-MALTZ
REAL ESTATE

WWW.GREINERMALTZ.COM

24-09 38TH AVENUE
LONG ISLAND CITY, NY 11101
718.786.5050

261 MOORE ST.

STREET TO STREET MIXED USE OPPORTUNITY

Turnkey 2nd-generation restaurant, 4,750 - 11,500 SF, featuring gated glass-door storefront, prep & washing areas, fully equipped kitchen with hoods, ovens, and refrigerators.

Modern restrooms and high-capacity infrastructure make it move-in ready.

Adjacent to iconic Roberta's Pizzeria, this prime location delivers heavy foot traffic and instant visibility.

BUILDING HIGHLIGHTS

Building Size	4,750 SF
Expandable To	11,500 SF w/Adjacent Warehouse Units
Turnkey Restaurant	Fully Built, Ready to Operate
Flexible Space	Ideal for Full-Service Ghost Kitchens or Commissaries
Move-In Ready	4,750 - 11,500 SF w/ Gated Glassdoor Storefront
Complete Kitchen	Hoods, Ovens, Refrigeration, Prep & Washing Areas



EXISTING RESTAURANT INTERIOR



RENDERING

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PREEXISTING RESTAURANT SET UP, TURN-KEY OPPORTUNITY!

Ideal for retail & hospitality concepts in the trendy & growing East Williamsburg neighborhood.

Food and beverage operators can take advantage of the wide sidewalk for outdoor dining, while recreational and creative users will appreciate the abundant natural light and open ceiling heights.



BUILDING HIGHLIGHTS

Building Size 4,750 SF

Expandable To 11,500 SF w/Adjacent Warehouse Units

White Boxed Ready for Customization

2 Drive In Gates for Superior Access and Operational Efficiency

High Ceilings & Sky Lights

Wide sidewalk offering outdoor dining opportunities for food & beverage operators



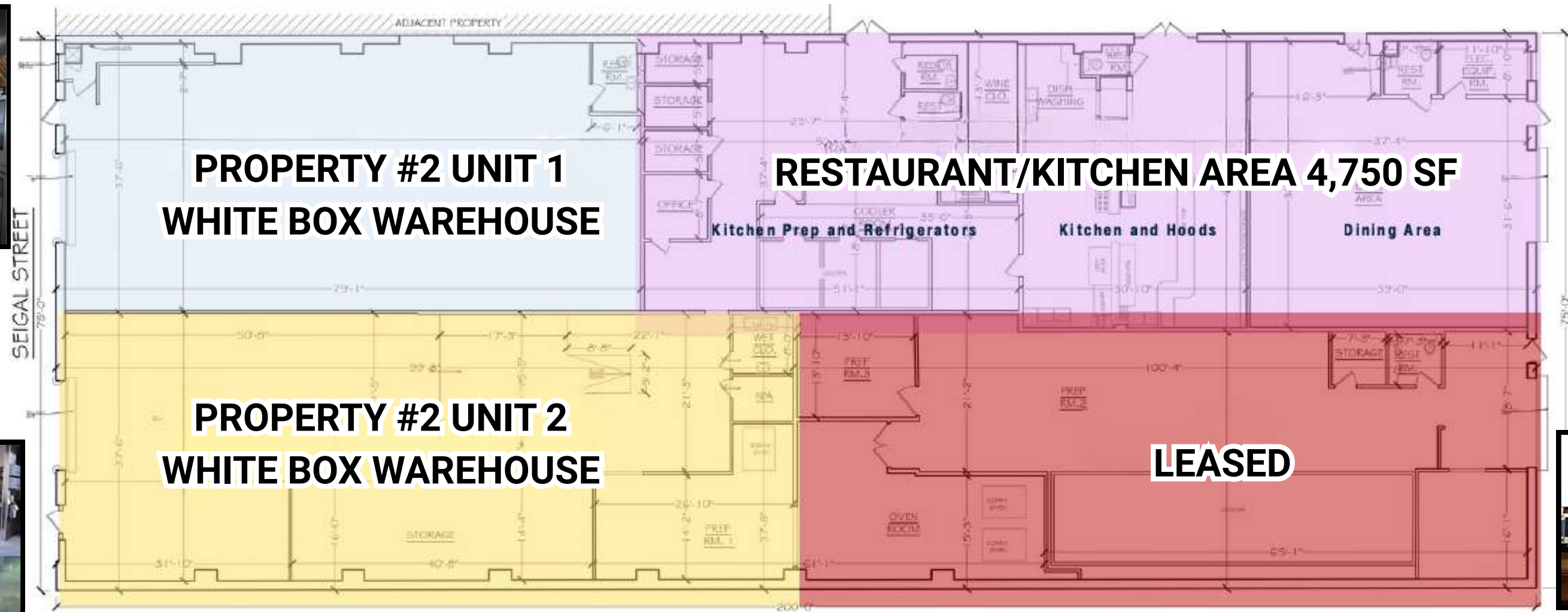
PRIME BUSHWICK LOCATION | STREET TO STREET MIXED USE OPPORTUNITY



RENDERING



RENDERING



PROPERTY #2 UNIT 1
WHITE BOX WAREHOUSE

RESTAURANT/KITCHEN AREA 4,750 SF

PROPERTY #2 UNIT 2
WHITE BOX WAREHOUSE

LEASED



RENDERING



RENDERING

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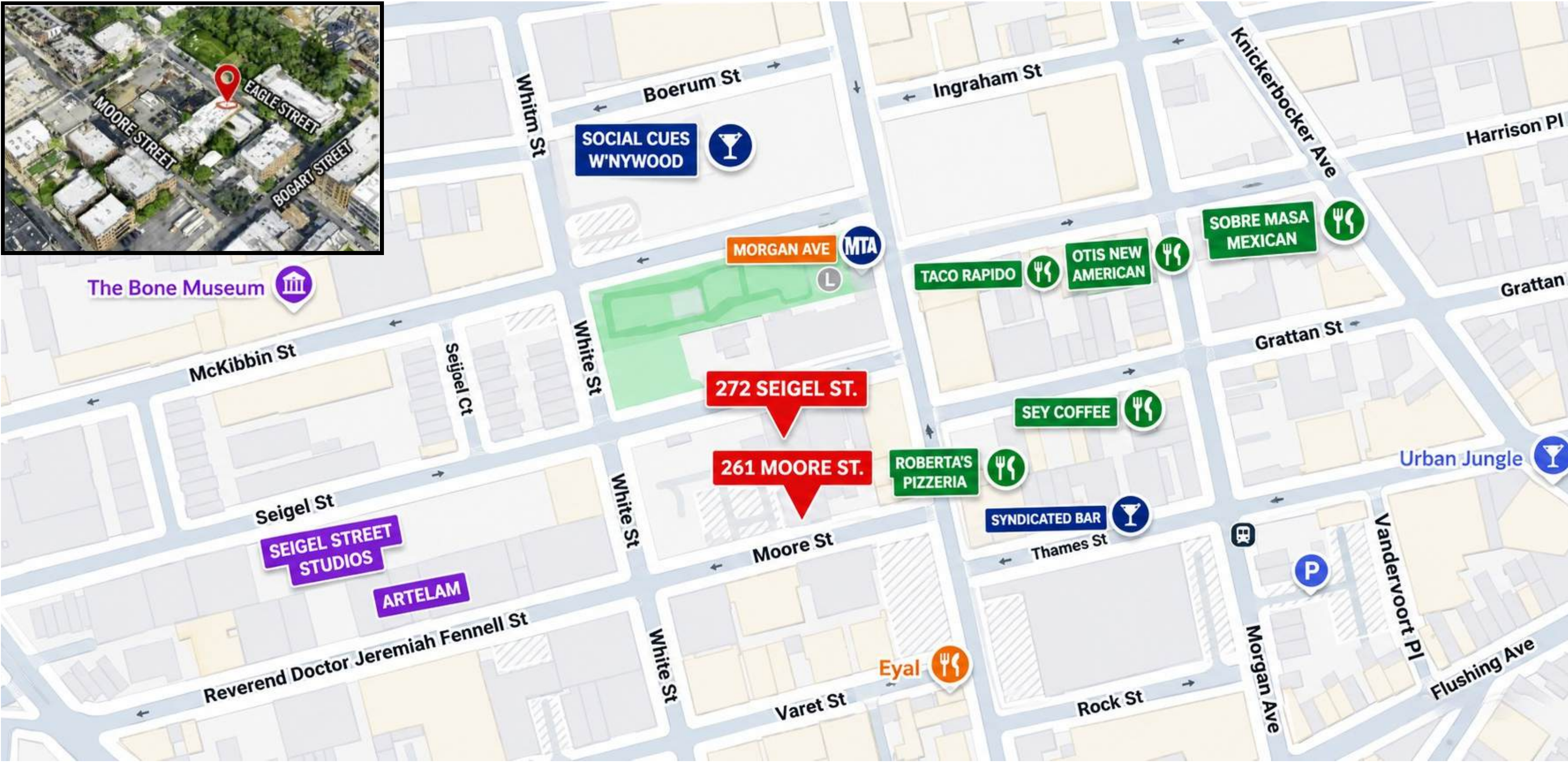
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LOCATIONS CAN BE LEASED TOGETHER OR SEPERATELY!

PRIME BUSHWICK LOCATION | STREET TO STREET MIXED USE OPPORTUNITY

ACCESSIBILITY: Commuting is effortless with the Morgan Avenue L- Train Station just a 2 minute walk away, offering a quick 15 minute ride into Manhattan. The location also provides easy access, to major highways making it a strategic hub for both logistics and lifestyle.



The location is exceptional, just around the corner from the L train, surrounded by popular eateries and cafés, and one block from the major film/TV studios underdevelopment on Seigel Street, expected to be completed by 2027.

Reserve this space now and be part of a rapidly emerging creative hub.

LOCATIONS CAN BE LEASED TOGETHER OR SEPERATELY!

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