

580 SF FULLY BUILT-OUT COFFEE SHOP SPACE • WRAPAROUND WILLIAMSBURG WATERFRONT



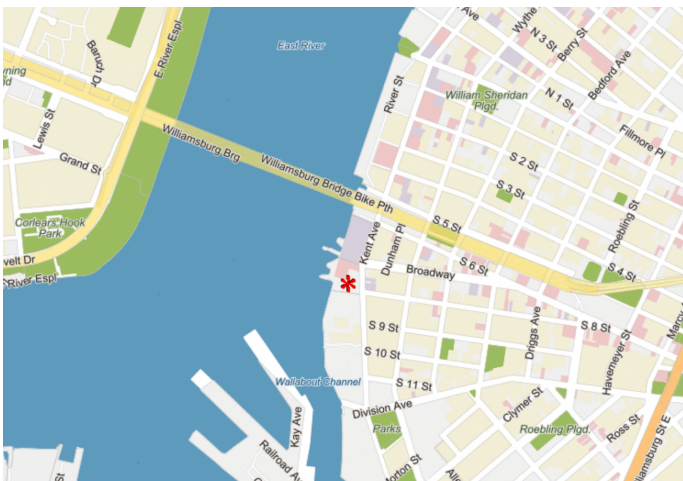
416 KENT AVENUE

LOCATED BETWEEN SOUTH 8TH STREET AND BROADWAY

- Prime Williamsburg waterfront positioning near Domino Park
- Direct East River frontage with panoramic Manhattan skyline views
- Wraparound glass frontage with outstanding exposure
- Located beneath an 857-unit luxury apartment development
- Adjacent to a newly completed 431-unit luxury residential project
- Strong daily foot traffic from residents and waterfront visitors
- Approx. 10 FT ceilings throughout
- Delivered with HVAC, ADA bathroom & walk-in refrigeration
- All uses considered
- Ideal for café, bakery, coffee, juice bar, to-go, delivery or restaurant concepts
- Potential for beer & wine license
- Indoor seating plus generous outdoor seating opportunity
- Rare waterfront hospitality opportunity in one of Williamsburg's most active corridors

LICENSED BROKER & PRINCIPAL
DANIEL BARCELOWSKY
PHONE : 646.373.7944
E- MAIL : DANIEL@EVRGREALTY.COM

\$4,500/MONTH



Floorplan:

