

4-87 Seneca Avenue

Turnkey Café Restaurant in Ridgewood, Queens

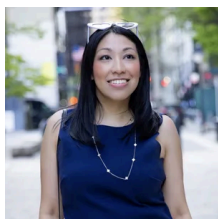
Key Money Setup

Address	4-87 Seneca Avenue Ridgewood, NY 11385 Ground Floor Café 650 sqft Basement Kitchen 954 sqft
Current Use	Café Restaurant Features hearty sandwiches, breakfast items, soups and café and bar snacks.
Complete Offering	Fully Operational, Turnkey Café <ul style="list-style-type: none">- Lease Assignment at competitive Ridgewood rent- Renewable 4am Liquor License- Fully-Equipped Commercial Kitchen (Electric-Only)- All FF&E included with the exception of: mirrors, shelving and espresso grinder & drip on the café floor- Prime Location on a High Foot Traffic Block



Remaining Lease Assignment

Year	Lease Term	Monthly Rent	Annual Rent
8	April 1, 2026 - March 31, 2027	\$2,590.17	\$31,082.09
9	April 1, 2027 - March 31, 2028	\$2,641.97	\$31,703.73
10	April 1, 2028 - March 31, 2029	\$2,694.80	\$32,337.60
11	April 1, 2029 - March 31, 2030	\$2,748.69	\$32,984.28
12	April 1, 2030 - March 31, 2031	\$2,803.66	\$33,643.92
13	April 1, 2031 - March 31, 2032	\$2,859.73	\$34,316.76
14	April 1, 2032 - March 31, 2033	\$2,916.92	\$35,003.04



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Photos & Floor Plans

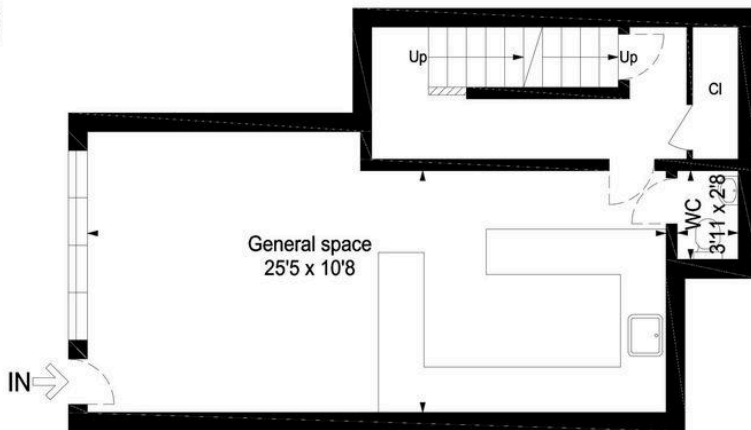


Ground Floor Café

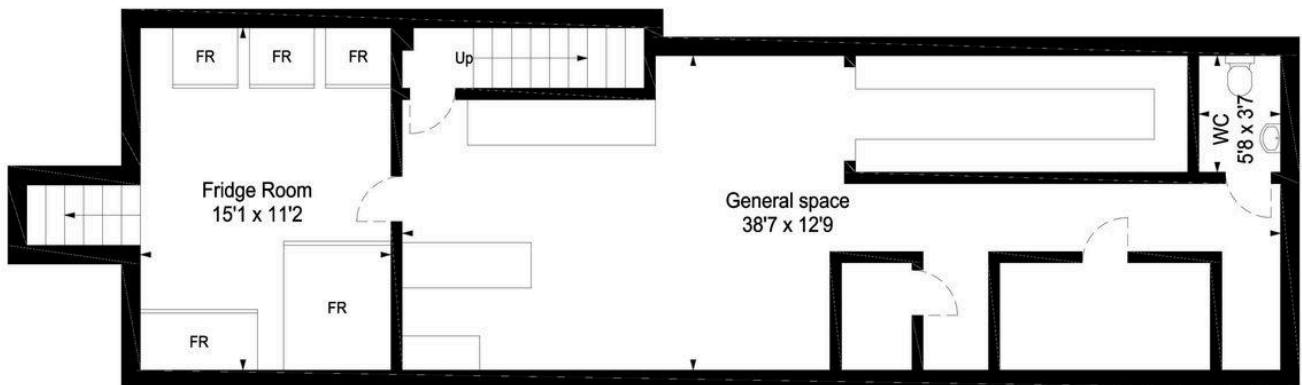
Basement Kitchen



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Ground Floor



Basement