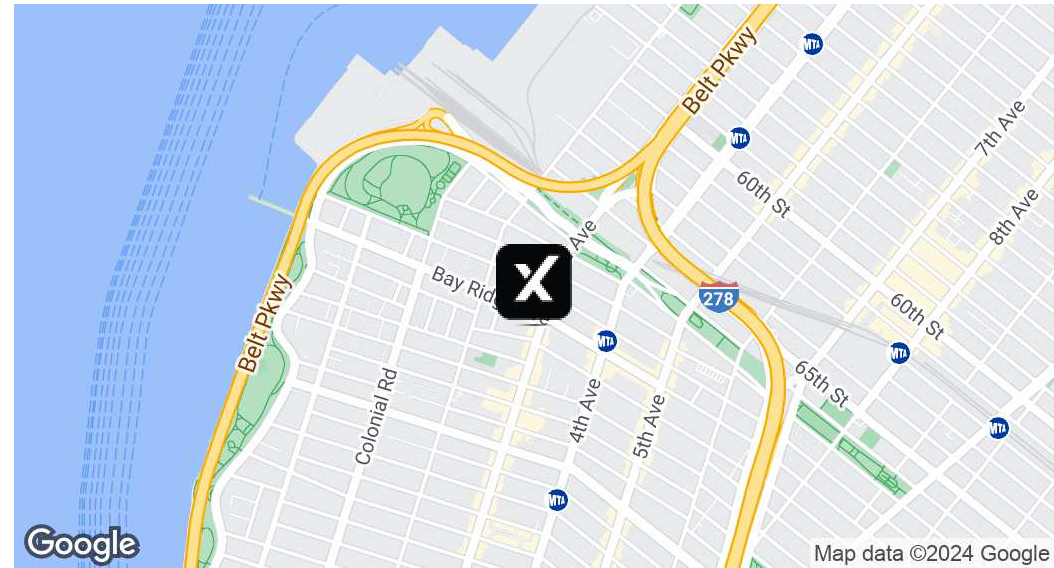


# FOR SALE | 6918 3rd Ave

6918 3rd Ave, Brooklyn, NY 11209



## Offering Summary

Building Size:	3,000 SF
Lot Size:	1,740 SF
Number of Units:	1
Price / SF:	\$116.67
Cap Rate:	10.3%
NOI:	\$41,400
Year Built:	1920
Zoning:	R6b, C1-3

## Property Overview

This newly built from scratch Mediterranean/Turkish restaurant is a turn-key restaurant located in a highly foot traffic area of Bay Ridge, Brooklyn with a premier 1,300 sqft main floor. This restaurant is a cash flow cow! The owner will give a 2-week training to the new owner.

## Property Highlights

## Jeremy Williams

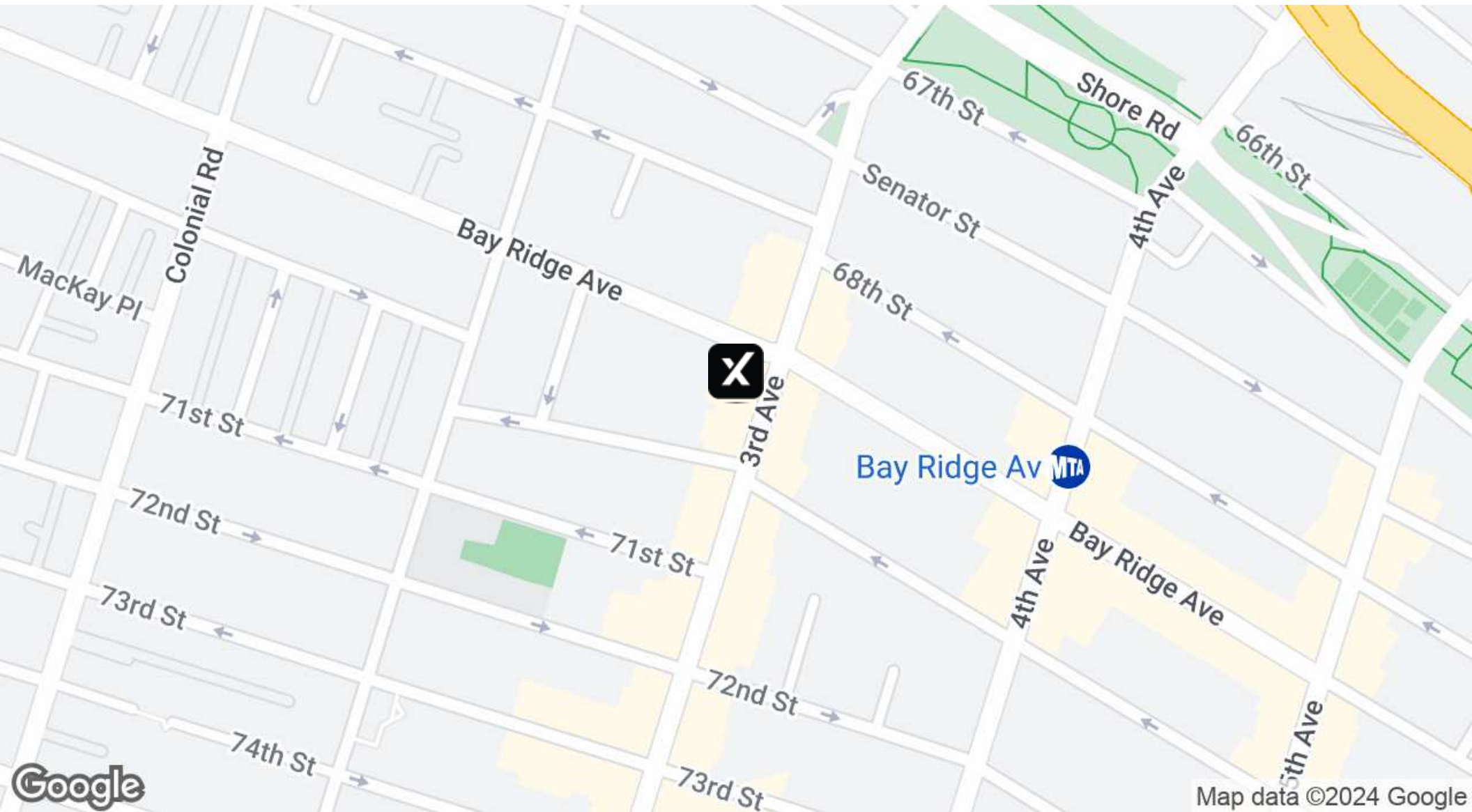
347.334.2641  
jeremy.williams130247@expcommercial.com



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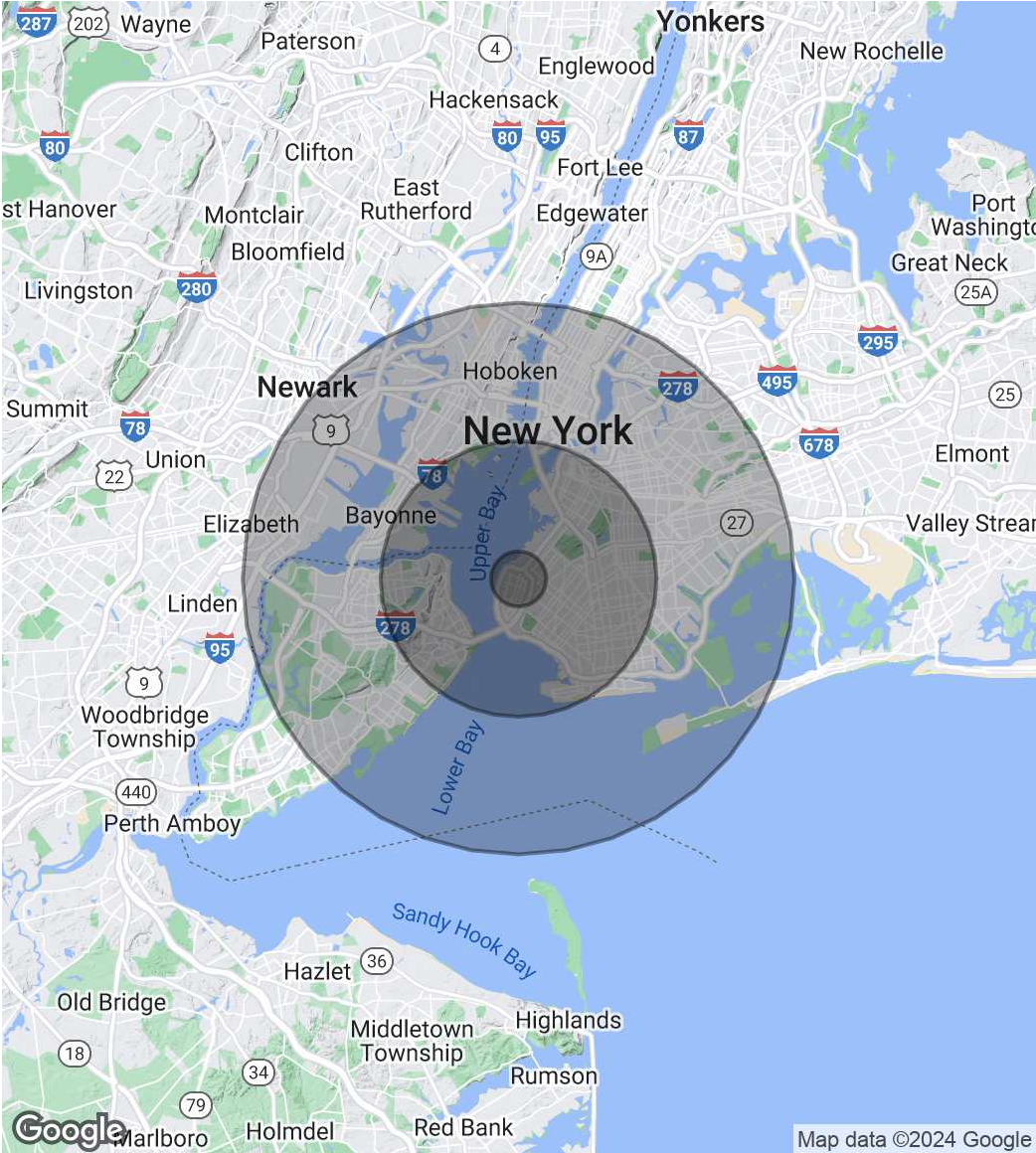


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Population	1 Mile	5 Miles	10 Miles
Total Population	103,486	1,580,321	4,674,094
Average Age	38.0	37.1	37.4
Average Age (Male)	37.8	35.9	36.2
Average Age (Female)	38.4	38.4	38.7
Households & Income	1 Mile	5 Miles	10 Miles
Total Households	39,594	641,223	2,063,992
# of Persons per HH	2.6	2.5	2.3
Average HH Income	\$85,363	\$98,780	\$105,507
Average House Value	\$856,535	\$765,806	\$646,055

\* Demographic data derived from 2020 ACS - US Census



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