



DELI / FOOD SERVICE SPACE FOR LEASE

Commercial Leasing Opportunity

EQUIPMENT INCLUDED

- Cold cabinet
- Hot cabinet
- Sandwich prep table
- (2) Freezers
- Rethermalizer
- (4) Counters

PROPERTY OVERVIEW

Excellent opportunity to establish a food-based business within an operating convenience store located in a high-traffic area. This setup provides built-in customer flow and strong daily exposure, making it ideal for a food concept looking to benefit from existing foot traffic.

SPACE AVAILABLE

- Approx. 500 Square Feet
- \$2,000 per month
- Tenant responsible for a proportionate share of electricity based on equipment usage

PROPERTY FEATURES

- Located inside a busy convenience store
- High-traffic location with consistent customer flow
- Grease trap installed
- 5-compartment sink in place
- Ability to install a hood system (subject to city approval)
- Suitable for a variety of traditional food uses

TENANT REQUIREMENTS & RESTRICTIONS

- Proposed menu must be submitted for landlord approval
- Italian cuisine is not permitted (existing tenant in place)
- Preference for traditional food concepts
- Beverage-only businesses will not be considered

LEASE TERMS

- First Month's Rent
- Last Month's Rent
- One Month Security Deposit

CONTACT INFORMATION

Maria M. Lebron, REALTOR®

Commercial Real Estate Advisor

LPT Realty, LLC

Phone: 718-219-8810

Email: MariaLebron76@gmail.com

All information deemed reliable but not guaranteed. Subject to change without notice.