

636 Metropolitan Ave

PROMINENT PRESENCE IN EAST WILLIAMSBURG

EXCLUSIVE AGENTS

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SERHANT COMMERCIAL

TAX MAP



BUSINESS OFFERED AT: $750,000
LEASE OFFERED AT: $16,000

Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification.

Located in the heart of East Williamsburg, 636 Metropolitan Avenue presents a distinctive business & lease opportunity in one of Brooklyn's most vibrant and rapidly evolving neighborhoods. The property offers a flexible commercial space with a prominent street presence and convenient access to surrounding residential, retail, dining, and creative destinations. With prime connectivity to Williamsburg and neighboring Brooklyn communities, the location provides an ideal setting for businesses seeking accessibility and visibility. The property is situated near the G and L subway lines, offering convenient transportation throughout Brooklyn and Manhattan.

PROPERTY INFORMATION

ADDRESS:	636 Metropolitan Ave, Brooklyn, NY 11211
NEIGHBORHOOD:	East Williamsburg
PROPERTY TYPE:	Commercial
TOTAL SF:	G**ROUND:** 2,375 SF **STORAGE:** 750 SF
USE:	Retail + K4 (other uses)
LEASE ASK:	$16,000
NUSINESS ASK:	$750,000

NEARBY TRANSPORTATION

Subway: G and L lines

Nearby Stations: Lorimer St, Metropolitan Ave, Graham Ave, Grand St, and Bedford Ave

Other: Convenient access to Williamsburg, Greenpoint, Bushwick, and surrounding Brooklyn neighborhoods.

Business Concept: Italian restaurant, café, bakery, prepared-food operation, and specialty Italian market in operations since November 2020.

BUSINESS SALE INCLUSIONS

The intended sale includes substantially all assets necessary to continue operations:

* Furniture, fixtures, restaurant and kitchen equipment, refrigeration, smallwares, and miscellaneous operating assets.
* Inventory at closing, subject to a final count.
* Pecoraro Latteria branding and trade name.
* Website, domain, social media accounts, and business phone numbers.
* POS system and related equipment.

No anticipated exclusions. Included furniture, equipment, and inventory are reported to be owned outright, except the rented dishwasher, which is subject to an annual service agreement with a contracted wash volume.

EQUIPMENT & INFRASTRUCTURE

* Commercial kitchen, cooking equipment, pizza and baking equipment.
* Refrigerators, freezers, walk-in refrigeration, and refrigerated display cases.
* Food-preparation and specialty mozzarella / cheese-production equipment.
* Basement prep area and office.
* HVAC, commercial exhaust and ventilation, and grease trap.
* Gas service, upgraded electrical service, and plumbing improvements.
* Bar and café infrastructure.
* Tables, chairs, stools, dining furniture, shelving, and retail displays.

A detailed equipment schedule can be provided during due diligence.

TRANSITION & DUE DILIGENCE

* Certain existing employees may be interested in remaining, subject to purchaser and employee discussions.
* Existing vendor, service, maintenance, and equipment agreements can be reviewed for potential continuation or assignment, including the dishwasher agreement.
* The business reports maintaining licenses and approvals for its current operations. Any transfer, assumption, or new issuance remains subject to applicable agency requirements.

SERHANT. LLC is a licensed real estate broker and abides by Equal Housing Opportunity laws. All material presented herein is intended for informational purposes only. Information is compiled from sources deemed reliable but is subject to errors, omissions, changes in price, condition, sale, or withdrawal without notice. No statement is made as to the accuracy of any description. All measurements and square footages are approximate. This is not intended to solicit property already listed. Nothing herein shall be construed as legal, accounting or other professional advice outside the realm of real estate brokerage.
















EXIT






















Coke
Coke










WIN SONE
Easy Fit Lids
WIN SONE
Crystal Clear Cups

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