



## Prime East Village Corner Retail/Restaurant Opportunity

**Fully Built Out Restaurant**  
**Full Kitchen in Place - Venting in Place**  
**No Key Money - Beer and Wine License in Place**

### APPROXIMATE SIZE:

1,280 Sqft - Ground Floor  
740 Sqft - Basement

### RENT:

\$20,000 per month

### CEILING HEIGHT:

Ground Floor - 9' 4"  
Basement - 7'

### FRONTAGE:

24' on 1st Avenue  
35' on E4th Street

### TERM:

Negotiable

### POSSESSION:

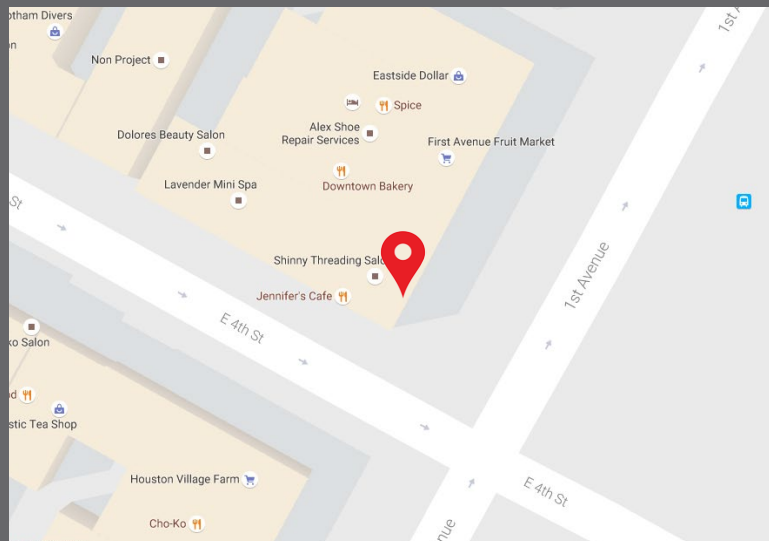
Immediate

### COMMENTS:

- Fully Built out Restaurant
- No Key Money
- Venting in Place

### USE:

Perfect For: Restaurant, bar, clothing store, salon, and all general retail uses



For inquiries contact Zach Levine 646.943.3125

