

As exclusive agent for the tenant, we are pleased to offer for sale and assignment of lease...



359 Sixth Avenue

Between Washington Place and West 4th Streets

STEEP REDUCTION - MOTIVATED SELLER



GROUND 1,800 SF

BASEMENT 800 SF

FRONTAGE 25 FT

RENT TBD

KEY MONEY \$250,000

POSSESSION Contingent on liquor license transfer

PRIME FEATURES:

70 seats interior, 12 seat outdoor café, and 20 seats at bar

Well maintained vented kitchen and HVAC

Easily transferable, clean liquor license, grandfathered in, the only one in the vicinity

Unique exposed brick exterior

Possibility of direct below market 10 year lease

Premier retail/restaurant location with 24/7 foot traffic steps from the A/C/E and B/D/F/V subway lines

Please be very discrete if you go into restaurant, and avoid discussing particulars inside

NEIGHBORS:

Blue Hill • Stone Crow • Washington Square Hotel • IFC Theater • Barnes & Noble • Urban Outfitters

STEVE RAPPAPORT 646.673.8750

steve@sinvin.com

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