



I24 East 4th Street

Between First & Second Avenues

**JEWEL BOX HIDEAWAY
ON BUSY EAST VILLAGE
STREET**

NOTES:

- Perfect for non-vented food use or any retail
- HVAC and 200 amps of electric in place
- Interior access to basement
- Formerly Tac N Roll
- Flagpole signage

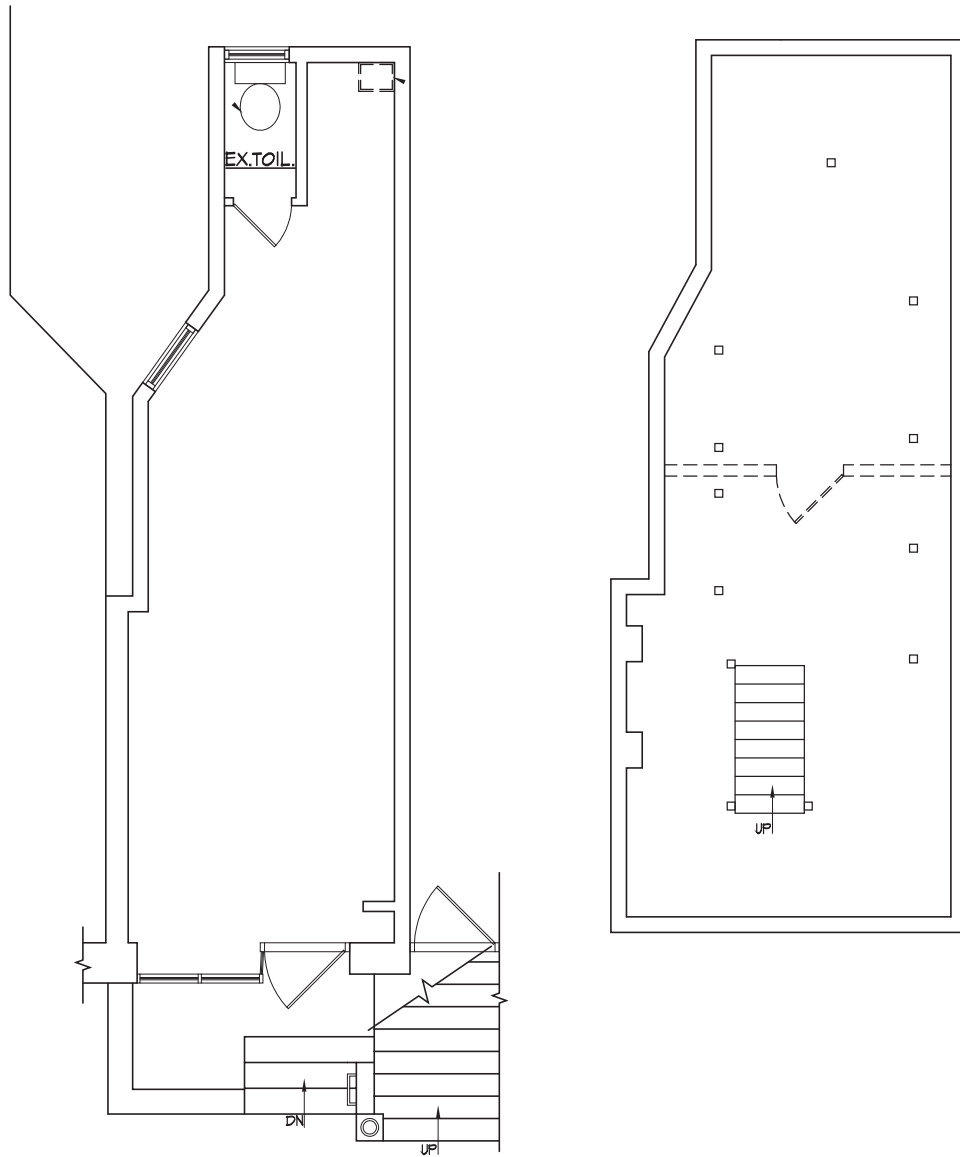
NEIGHBORS:

- Karma
- Starbucks
- Al Horno
- Wara
- Lui's
- Soogil
- La Sultana
- Benemon
- Bali Kitchen
- Emmy Squared
- The Barber
- Collective (soon)

DETAILS:

Ground.....350 SF approx.
Basement.....250 SF approx.
Frontage.....10'
Ceilings.....9'
Term.....10 Years
Possession.....Immediate
Asking Rent....\$3,495/Month

SINVIN
COMMERCIAL REAL ESTATE & ADVISORY



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