

174 AVENUE B

SW CORNER OF AVENUE B & EAST 11TH STREET
EAST VILLAGE



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PROPERTY HIGHLIGHTS

- Prime corner with 90' of wraparound frontage and excellent exposure
- Second-generation F&B space – ideal for cafe, wine/beer bar, dessert, or light food use
- Active beer & wine license (full liquor not permitted)
- Separate takeout/delivey counter and entrance on East 11th Street

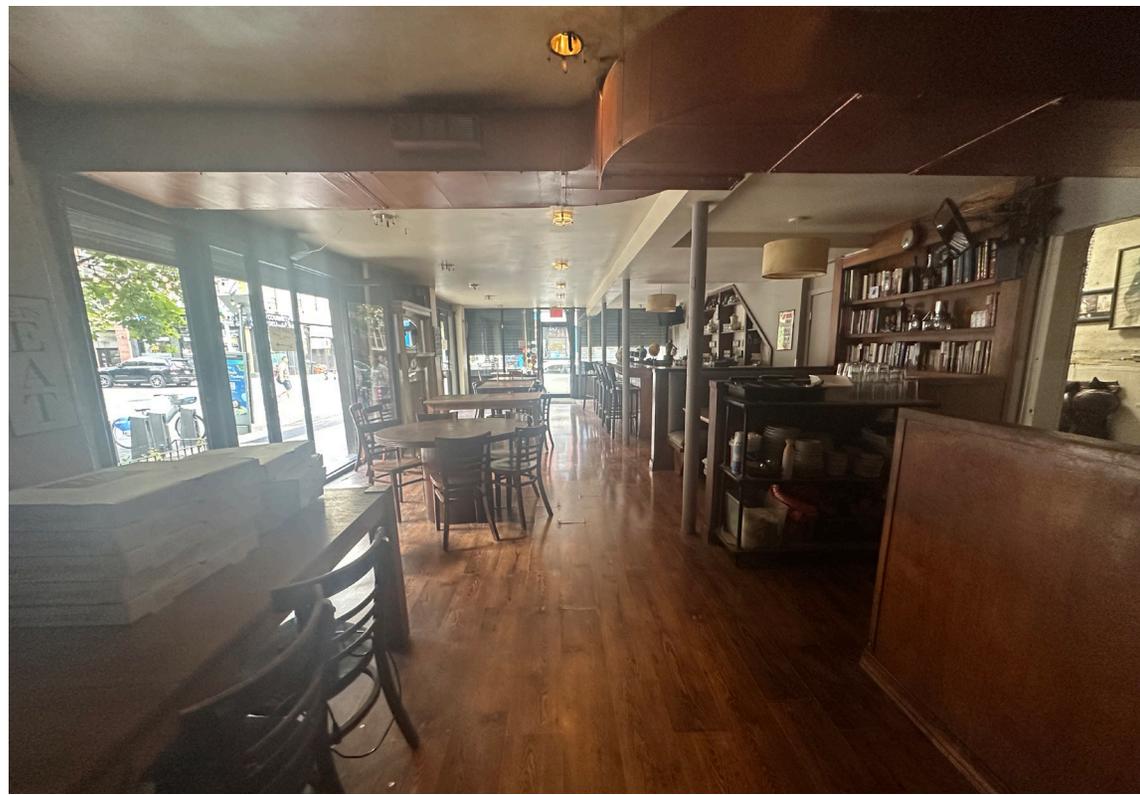
SIZE: 1,250 SF Ground Floor
+ Basement Storage

FRONTAGE: 90' wraparound

POSSESSION: January 1, 2026

ASKING RENT: \$11,500 per month

TRANSPORTATION: M8, M9, M15, M14A, M14D, L

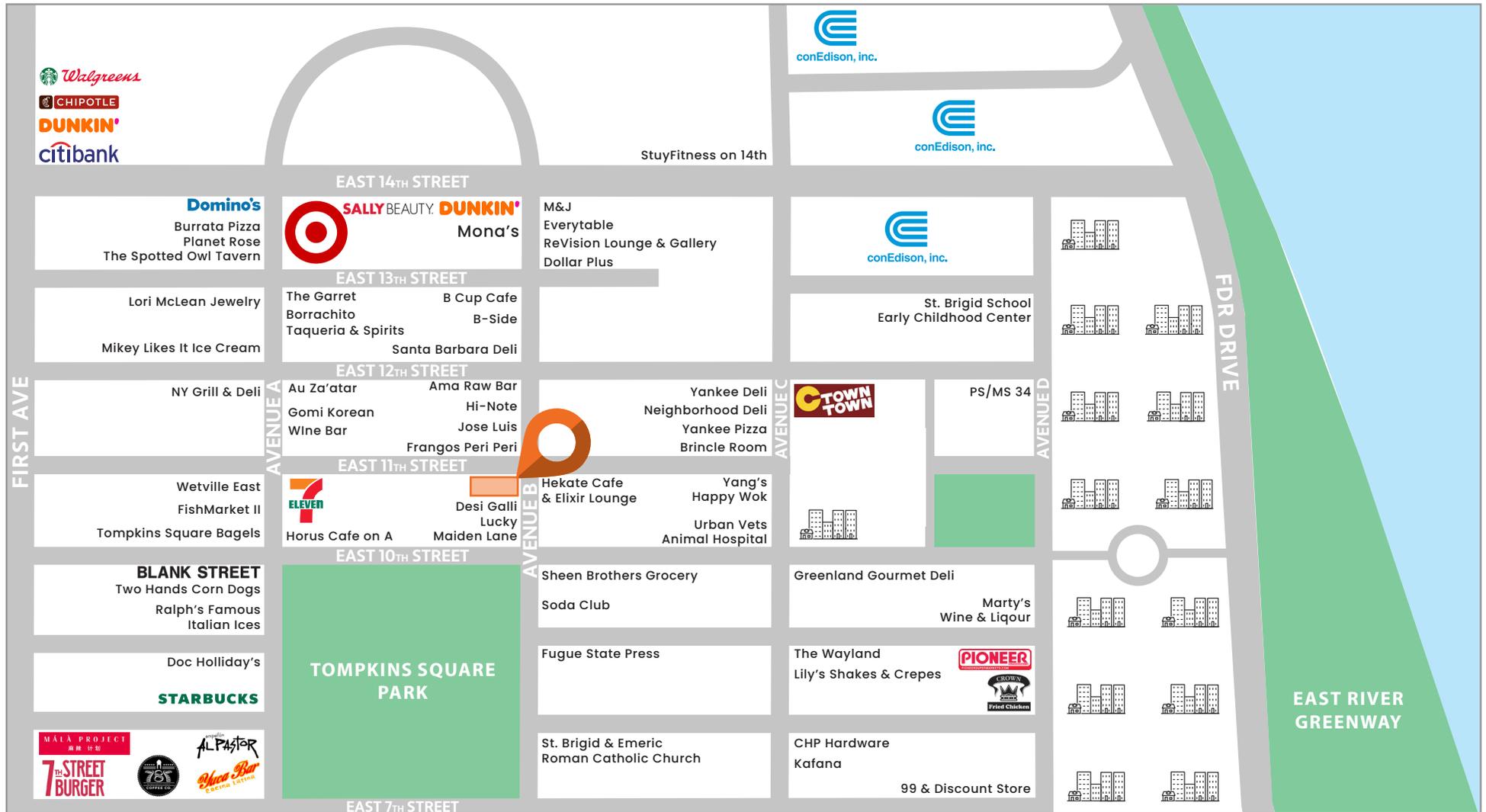


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AREA MAP:



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FOR MORE INFORMATION,
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