

# **Hell's Kitchen Restaurant / Retail Opportunity**

**693 Ninth Avenue**

**Between 47<sup>th</sup> / 48<sup>th</sup> Streets**

**925 Square Feet Ground** (Approximately)

**Venting & Kitchen in Place**

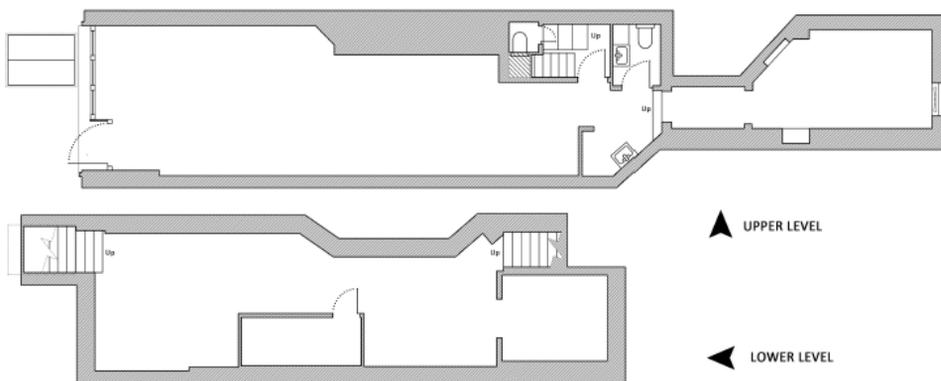
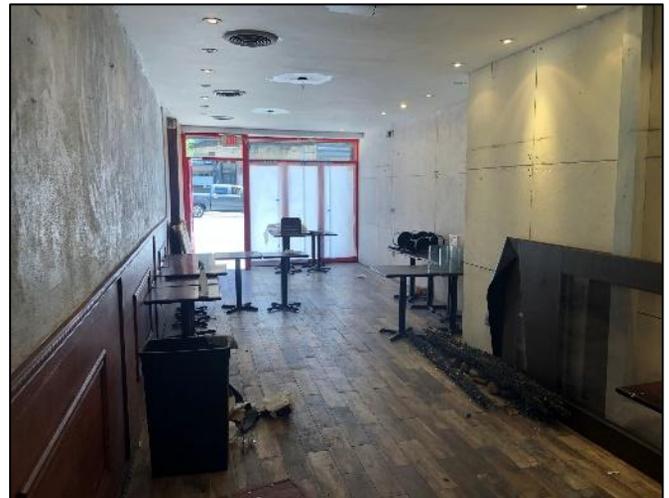
**635 Square Feet Basement** (Approximately)

**Possession is Arranged**

**Prime Section of Hell's Kitchen**

**Asking Rent Upon Request**

Most recently a smoke shop but prior use was a fully vented restaurant w/ gas. Space still has kitchen & hood remaining in place. About 14' Frontage and previously had a sidewalk café in front when a restaurant. Restroom and a kitchen on the ground floor along with some contiguous basement complete with a walk-in, storage, and access to the street from a hatch for deliveries. Possession is arranged with a new lease.



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# Neighborhood Information

## 693 Ninth Avenue

Prime block in the heart of Hell's Kitchen. This area offers great 24/7 traffic fueled by a solid mix of tourism, residential, offices buildings like World Wide Plaza close by and the Theater District a block over to the East.

Neighbors on the block include: Kiehl's • Hudson Bagels • The Corner • Lilly's Elephant Ear • Ninth Ave Vintner • Dunkin' • Mom's Kitchen • Mari • Amarone and more.



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