

# 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/deliver counter and entrance on East 11th Street

**SIZE:** 1,250 SF Ground Floor  
+ Basement Storage

**FRONTAGE:** 90' wraparound

**POSSESSION:** January 1, 2026

**ASKING RENT:** Upon Request

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



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AREA MAP:



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FOR MORE INFORMATION,  
PLEASE CONTACT:

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