

A photograph of a restaurant interior, overlaid with a semi-transparent purple filter. The scene shows a dining area with wooden tables, some set with white plates and glassware. There are blue upholstered booth seats along the left wall, which is decorated with several round mirrors and a hanging plant. Large windows in the background offer a view of a city street with buildings and pedestrians. Two large, white, spherical pendant lights hang from the ceiling. The word "mona" is written in a white, lowercase, sans-serif font across the center of the image.

mona

OFF-MARKET 2ND GENERATION RESTAURANT IN GREENWICH VILLAGE AVAILABLE FOR PURCHASE

- L-Shaped space in prime location with dual storefronts
- Approximately 1,600 SF on ground level (plus almost full basement)
- Key money upon request
- Current rent: ~\$27,000/mo (gross) inclusive of RE Taxes
- 10 year lease term at 3%/year escalations
- Full liquor license in place
- New, upgraded HVAC
- Basement includes prep area, walk-in fridges and freezer, and access to sidewalk hatch for deliveries
- Available immediately

monga



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ALEX TURBOFF

ALEX@RETAILBYMONA.COM
917-406-1269

JOHN DIGANGI

JOHN@RETAILBYMONA.COM
516-776-0664



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