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

A photograph of the interior of a restaurant. The space is L-shaped, featuring a dining area with several tables and chairs, and a bar area with a marble counter. Large windows on the right side provide a view of a city street with buildings and trees. The restaurant has warm lighting, with several pendant lamps hanging over the tables. On the left wall, there are decorative plates and a potted plant. A purple sidebar on the left contains a list of bullet points about the restaurant's features and availability.

- 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

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