

# 152

## LUDLOW STREET LOWER EAST SIDE, NYC

Between Rivington & Stanton Streets

RESTAURANT/BAR FOR LEASE

### APPROXIMATE SIZE

Ground Floor: 1,500 SF  
Selling Lower Level: 1,850 SF

### ASKING RENT

\$28,000/Month  
Key-Money Upon Request

### POSSESSION

Immediate

### TERM

10 Years + 5 Year Option

### FRONTAGE

25 FT

### COMMENTS

- Currently "Kind Regards"; turn-key bar/nightclub
- Unique 2-level venue with full bars on the ground floor and lower level
- Two 4AM liquor licenses in place
- ADA-bathrooms
- In the LES prime bar and restaurant pocket with high traffic for nightlife

### NEIGHBORS

The Magician • Patacon Pisao • Shaek Shack  
• Welcome to the Johnsons • Wolfnights •  
Maeve in June • Hair of the Dog • Togue •  
Bar Revival • Frankie Shop • Essex NYC

### TRANSPORTATION



### CARSON SHAHRABANI

Associate  
212.468.5927  
cshahrabani@meridiancapital.com

### JUSTIN BUSTAMANTE

Associate  
212.468.5914  
jbustamante@meridiancapital.com



**MERIDIAN**  
RETAIL LEASING

All information supplied is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of the listing from sale or lease, and to any listing conditions, including the rates and manner of payment of commissions for particular offerings imposed by Meridian Capital Group. This information may include estimates and projections prepared by Meridian Capital Group with respect to future events, and these future events may or may not actually occur. Such estimates and projections reflect various assumptions concerning anticipated results. While Meridian Capital Group believes these assumptions are reasonable, there can be no assurance that any of these estimates and projections will be correct. Therefore, actual results may vary materially from these estimates and projections. Any square footage dimensions set forth are approximate.



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INTERIOR | GROUND FLOOR

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INTERIOR | LOWER LEVEL

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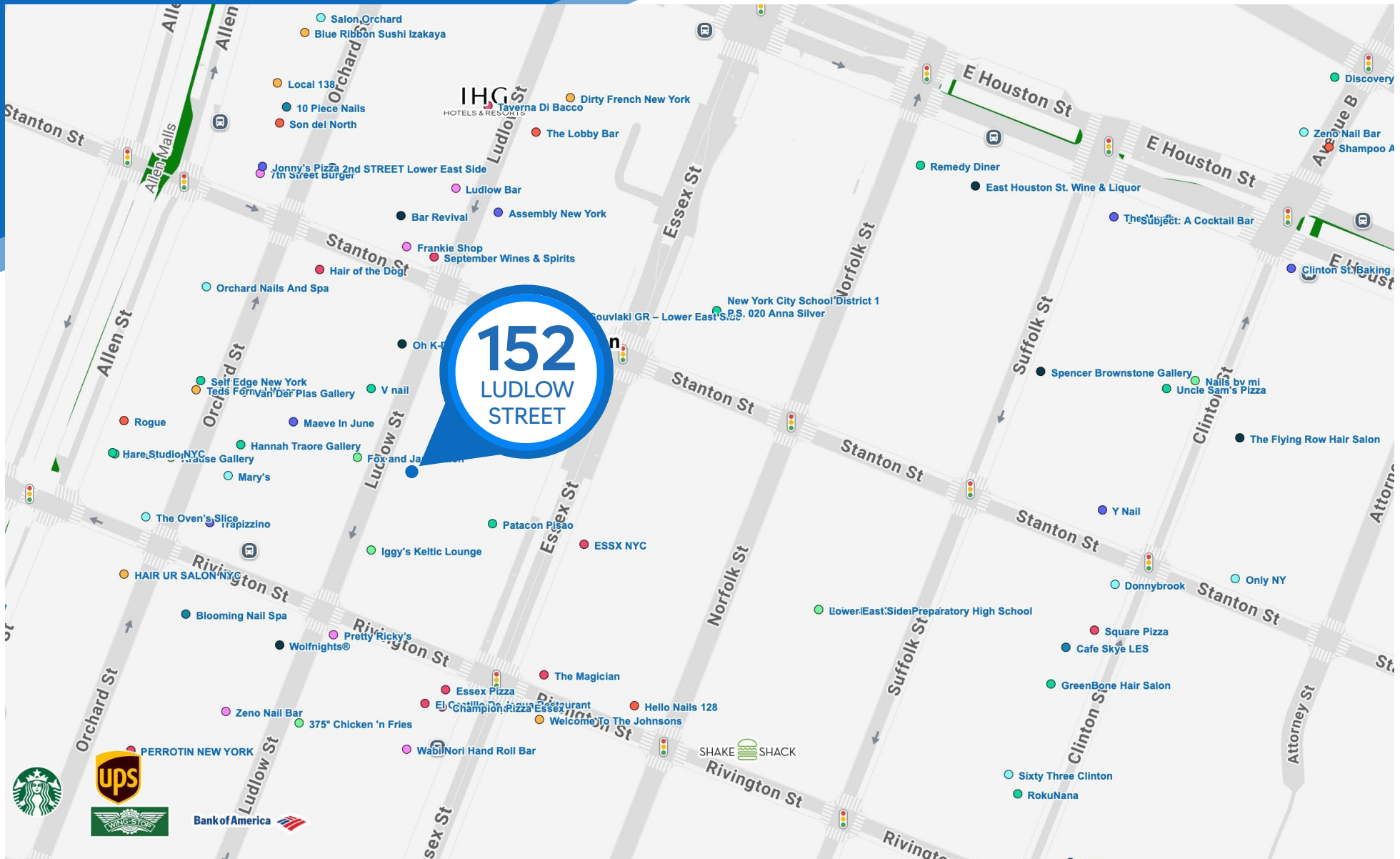
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## RESTAURANT/BAR FOR LEASE



## NEIGHBORS

Associate  
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Associate  
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# MERIDIAN RETAIL LEASING

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