



RESTAURANT + BEVERAGE BUSINESS FOR SALE

# 1268 AMSTERDAM AVE

MORNINGSIDE HEIGHTS • Manhattan

Between West 122nd & West 123rd Streets

**Three** Minutes Walk from Columbia University  
Main Campus, **Two** storefronts, **One** lease  
2,000 SF + Basement | Key money \$350,000

A **three-minute walk** from Columbia University. The noodle restaurant and the bubble tea shop each have their **own storefront** and signage — hood, vent and gas in place, eight years remaining on the lease.

## SALE CONTACT

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## BUSINESS OVERVIEW

# Three minutes from Columbia. Two storefronts, one lease.

A Chinese noodle restaurant and a bubble tea shop operate side by side at 1268 Amsterdam Avenue — a 1,400 SF restaurant and a 600 SF tea shop, each with its own storefront and signage, three minutes on foot from Columbia University's Morningside campus.

**2,000 SF**

1,400 + 600, BASEMENT

**\$350,000**

KEY MONEY

**8 YEARS**

LEASE REMAINING

**3 MIN**

WALK TO COLUMBIA

**2018**

ESTABLISHED HERE

## Turnkey kitchen

Fully vented commercial kitchen with hood, vent and gas already in place, plus a full basement for storage and prep.

## Two storefronts, two signs

Each concept has its own frontage and signage on Amsterdam Avenue — two brands and two revenue streams under a single lease.

## Built-in demand

Three minutes on foot from campus. Columbia students, faculty and a dense residential base drive year-round traffic.



## BUSINESS HIGHLIGHTS

- Two separate storefronts, each with its own signage
- Private dining rooms for groups and events
- Loyal customer base built over eight years
- Rent ≈\$15,000/month including tax
- Possession arranged

## TWO STOREFRONTS

# Two frontages, two signs, one lease — three minutes from Columbia.

Each business trades behind its own entrance and its own signage on Amsterdam Avenue, and both are covered by a single lease at ≈\$15,000 per month including tax.



STOREFRONT ONE

Noodle restaurant

1,400 SF



STOREFRONT TWO

Bubble tea shop

600 SF

### WHY IT MATTERS

- Two signs on Amsterdam mean twice the street presence
- Each concept keeps its own entrance and identity
- Run both, or rebrand one without touching the other
- One lease, one rent, 8 years remaining

## THE BUBBLE TEA SHOP

# A 600 SF beverage storefront, three minutes from Columbia.

The smaller of the two storefronts trades independently on Amsterdam Avenue with its own entrance, its own signage and its own delivery listings — included in the sale alongside the noodle restaurant, under the same lease.

## 600 SF

BEVERAGE STOREFRONT

## OWN SIGN

SEPARATE ENTRANCE

## ALL DAY

TRADE BETWEEN MEALS

### Built for delivery

The shopfront already carries listings on the major Chinese-language and mainstream delivery apps — a channel that runs independently of the dining room.

### Flexible on day one

Keep it as a tea shop, fold it into the restaurant next door, or rebrand it on its own frontage without disturbing the kitchen operation.

**A drinks counter beside a campus.** Columbia, Barnard, Teachers College and Manhattan School of Music are all within a few blocks — a student population that buys drinks well outside restaurant hours.



## THE NOODLE RESTAURANT

# 1,400 SF of dining, three minutes from campus.

The larger of the two storefronts: main dining room, private dining rooms and a fully vented kitchen with hood, vent and gas, plus a full basement for storage and prep.



Main dining room • Private dining room • Prep kitchen • Vented kitchen line

# Three minutes from the main campus. Two storefronts, one lease.

On Amsterdam Avenue between West 122nd and West 123rd Streets, with five more institutions within blocks.

## INSTITUTIONS

### 3 min to Columbia

Columbia University  
Barnard College  
Teachers College  
Manhattan School of Music  
Jewish Theological Seminary  
Riverside Church

## NEIGHBORS ON AMSTERDAM

### Established strip

Pho Amsterdam  
Bar 314  
Max Soha  
Oaxaca Taqueria  
Nikko  
Flat Top • Friedman's

## TRANSPORTATION

### 3 lines nearby

 116th St–Columbia University  
& 125th St

  125th St (St. Nicholas Ave)

1,400 SF restaurant + 600 SF tea shop • separate signage • one lease, 8 years remaining • ≈\$15,000/mo incl. tax • 3 minutes to Columbia

THE OPPORTUNITY

# Two storefronts, one lease, three minutes from Columbia.



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**Schedule a tour or request financials.**