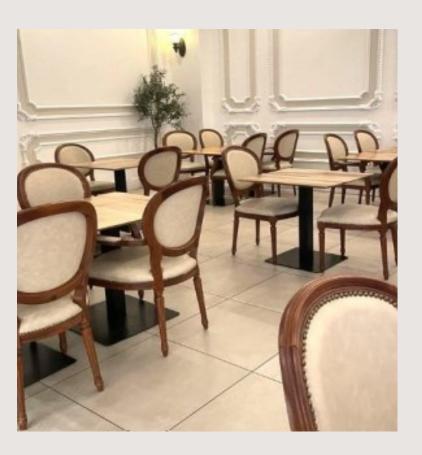
PRIME RESTAURANT/BAKERY IN THE UES FOR SALE OR SUBLEASE

1649 3rd Ave, New York, NY 10128





Space: 2,200 + Basement

Electric kitchen with precipitator

• Lease: 10 + 5 option

 For Sale: Key Money Upon Request, continue same Rent at \$22,000/month

Sublease: \$25,000/month + 3 months deposit

Brand new, recently renovated. Very high foot traffic area in the UES.