



**UNIQUE  
TRIBECA  
RESTAURANT  
FOR SALE & LEASE**

**2,300 SF GROUND FLOOR  
FULL STORAGE /  
PREP BASEMENT  
15 FT CEILING HEIGHTS  
BELOW MARKET RENT / 8+  
YEARS OF LEASE TERM**

**DANIEL RODRIGUEZ SAINS**  
BUCHBINDER & WARREN REALTY GROUP LLC  
ONE UNION SQUARE WEST, FOURTH FLOOR  
NEW YORK NY 10003

**(C) 917 922-7211  
(O) 646 637-9050  
DRODRIGUEZ@BUCHBINDERWARREN.COM**

**BUCHBINDER & WARREN**

ESTABLISHED 1958



- **ENTIRE RESTAURANT RECEIVED MAJOR CAPITAL RENOVATION IN 2022**
- **KITCHEN, HVAC, STATE-OF-THE-ART LUTRON-CONTROL LIGHTING PACKAGE, ELECTRIC THROUGHOUT, BAR ALL BRAND NEW**
- **2AM FULL LIQUOR LICENSE IN PLACE**
- **PLACE OF ASSEMBLY IN PLACE**
- **FIXTURE FEE - UPON REQUEST**



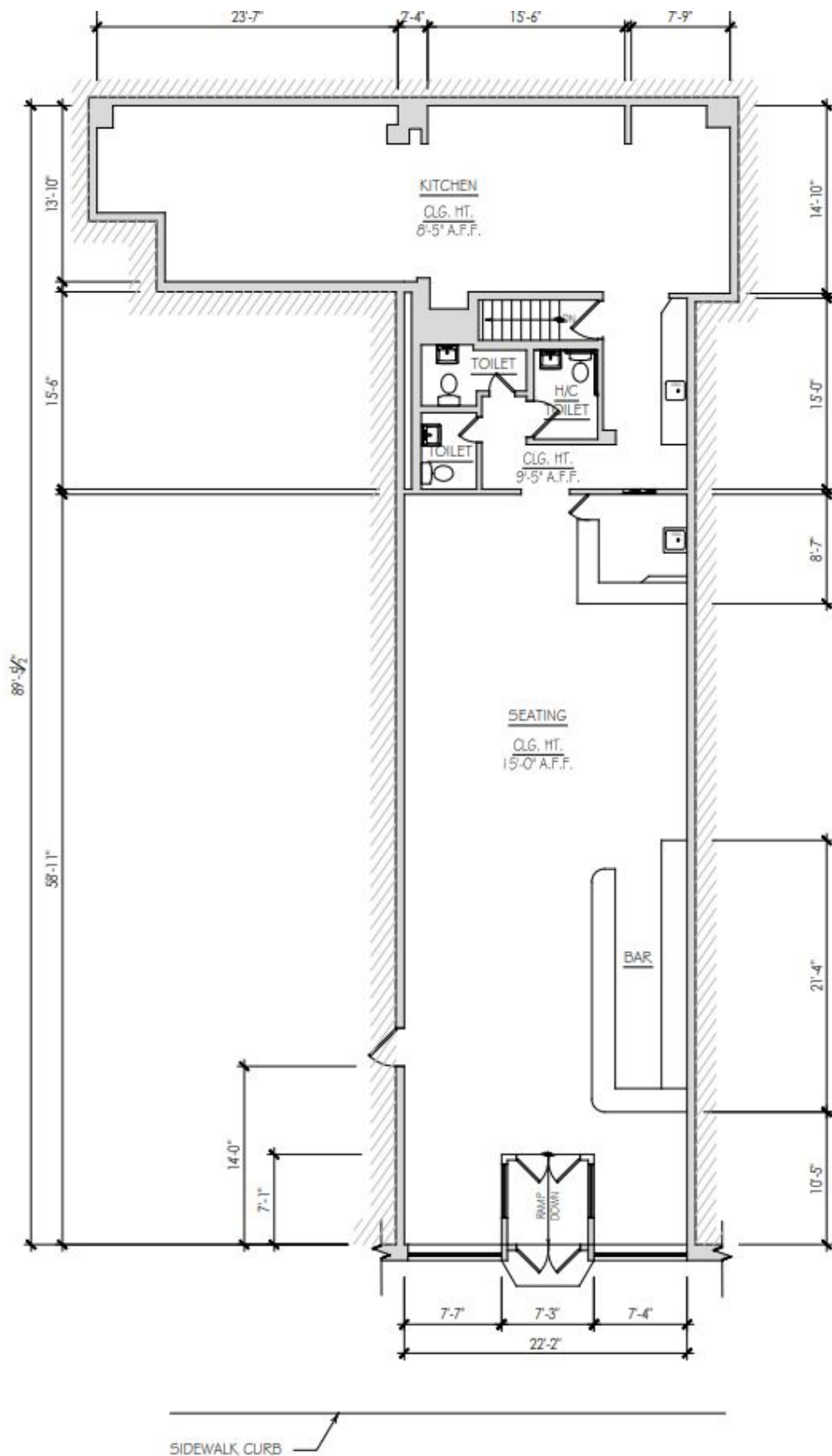
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**GROUND FLOOR**



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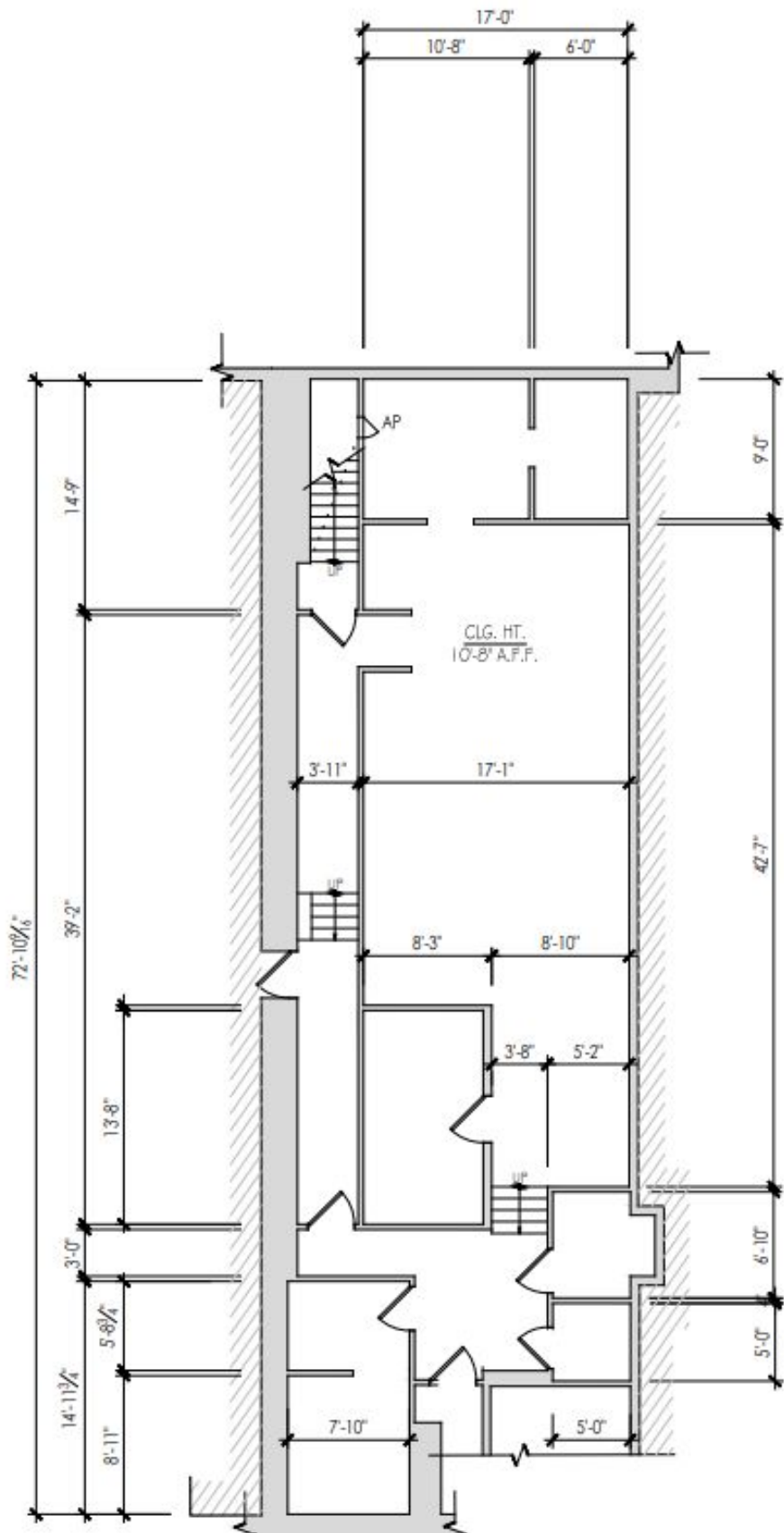
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**BASEMENT**



**Basement** (Prep, Coldboxes, Office, Deliveries from Street, Direct Access from Kitchen, Storage)

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