



**KADEN**  
OFFICE • RETAIL • INVESTMENT SALES



# TURN-KEY OPERATION

**Harlem, Manhattan**

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New York, NY 10039

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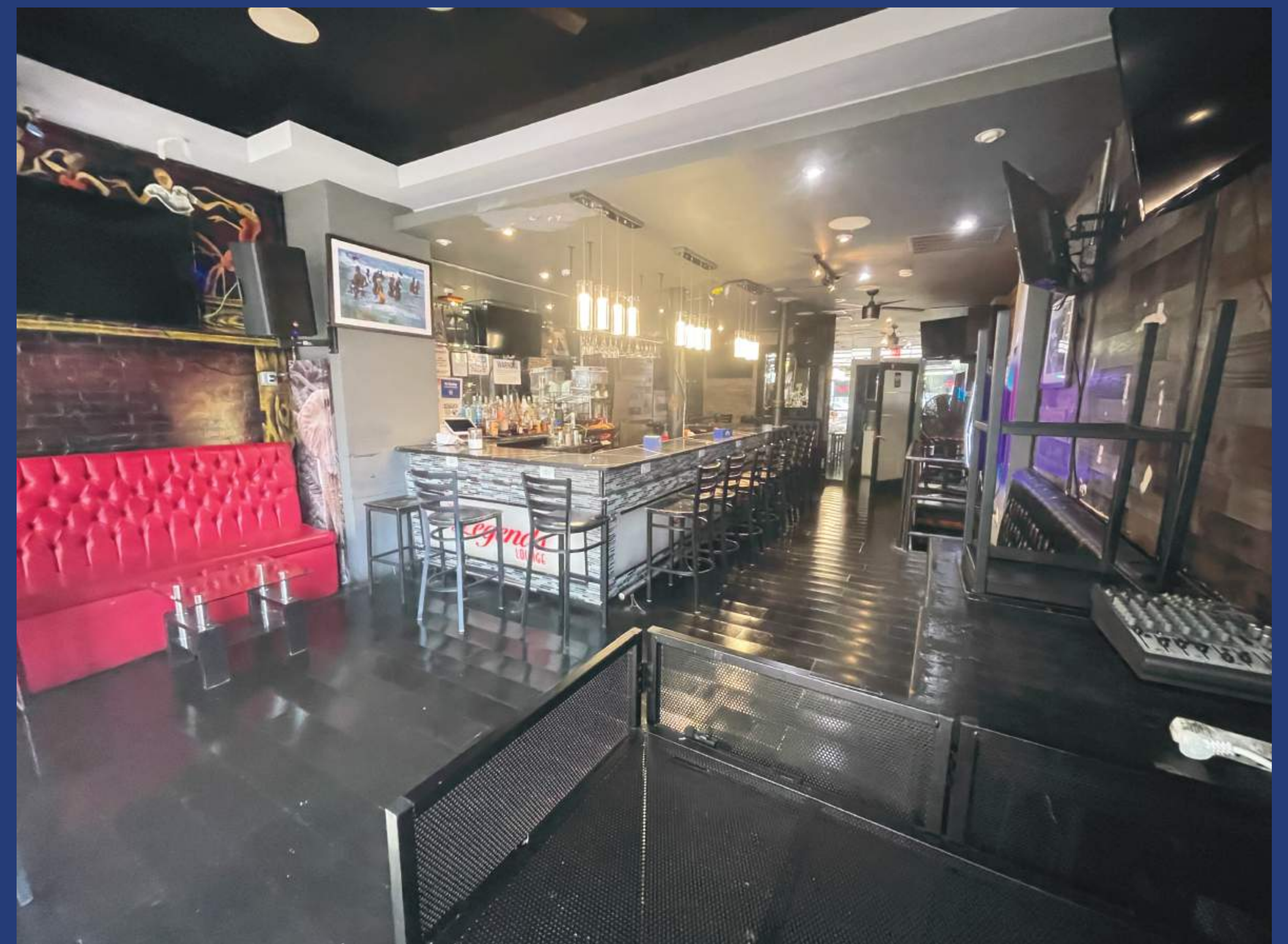
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# PROPERTY INFORMATION

- Ground Floor: 1000 RSF
- Basement: 800 RSF
- Rent: \$ 5.500
- Possession: Arranged
- Lease Term: Negotiable
- Near: West 145th & 146th Street
- Frontage: 20 FT
- Key Money: Upon Request



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One World Trade Center,  
Suite 8500 New York,  
New York 10007





# ABOUT THE BUSINESS

This established bar and lounge in Harlem presents an exceptional opportunity for nightlife and restaurant operators. Combining Harlem's classic charm with a modern vibe, this turn-key venue attracts a diverse and loyal clientele. With strong growth potential and a welcoming atmosphere, it's an ideal option for those looking to expand their portfolio or enter the Harlem nightlife scene.

- Recently Renovated
- ADA Bathroom
- Full Liquor License till 2am
- Fully Equipped Kitchen in mint condition
- Vented
- Walk-in Box

## KEY FEATURES:

**Prime Location:** Situated in a bustling area of Harlem, ensuring high foot traffic and visibility.

**Versatile Space:** The lounge is designed to accommodate various events, from casual dining to lively nightlife, making it a versatile investment.

**Multiple Revenue Streams:** Offers dine-in, takeout, and delivery options, catering to a wide range of customer preferences.

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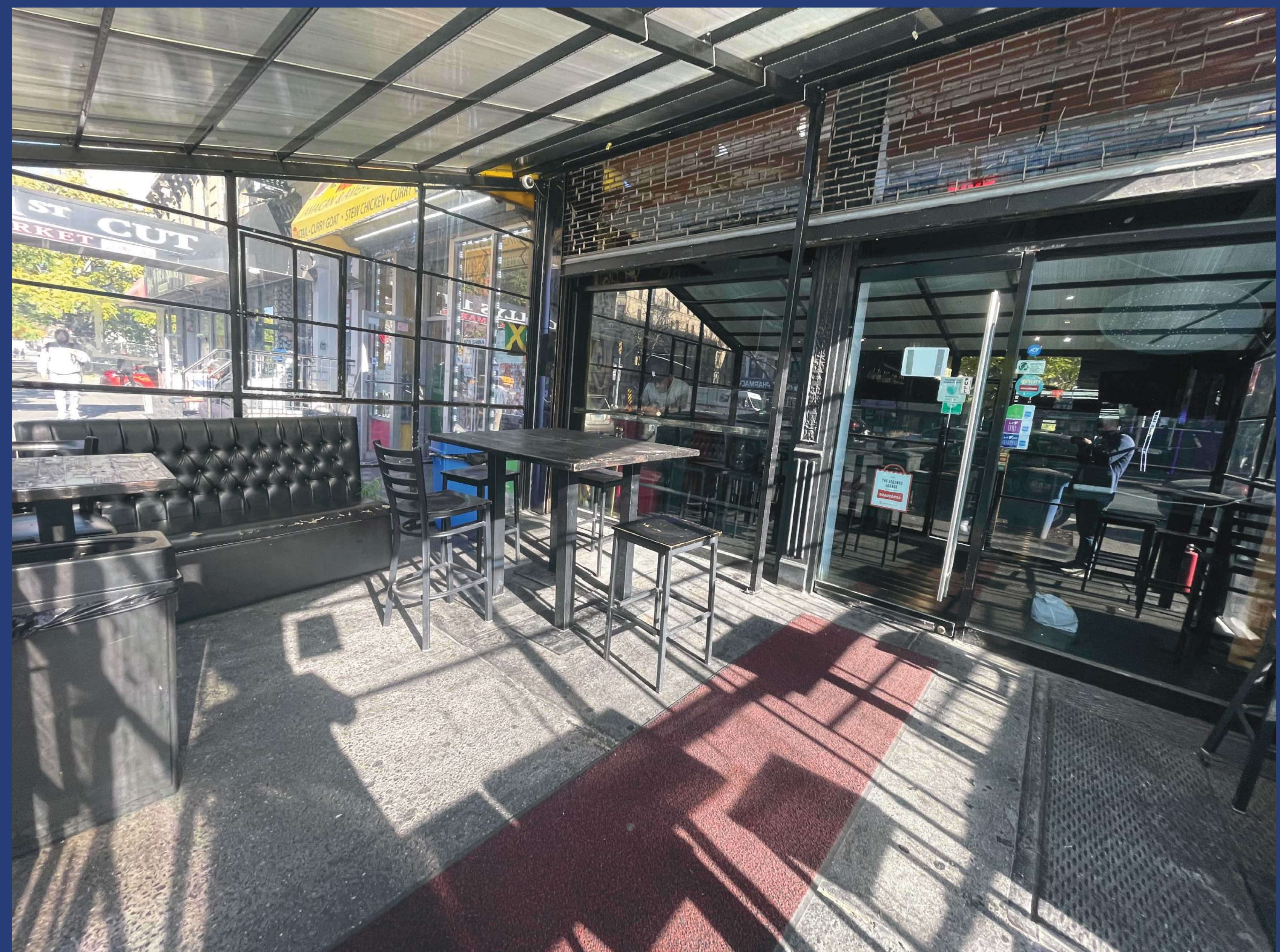
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# ABOUT THE NEIGHBORHOOD

Harlem, in Upper Manhattan, is a vibrant neighborhood with deep cultural roots and a diverse community. Known for its rich history and as the birthplace of the Harlem Renaissance, it remains a cultural hub, drawing visitors to iconic venues like the Apollo Theater. The area's high foot traffic, varied demographics, excellent accessibility, and strong community support make it an ideal location for food and beverage businesses aiming to succeed in a dynamic, urban environment.



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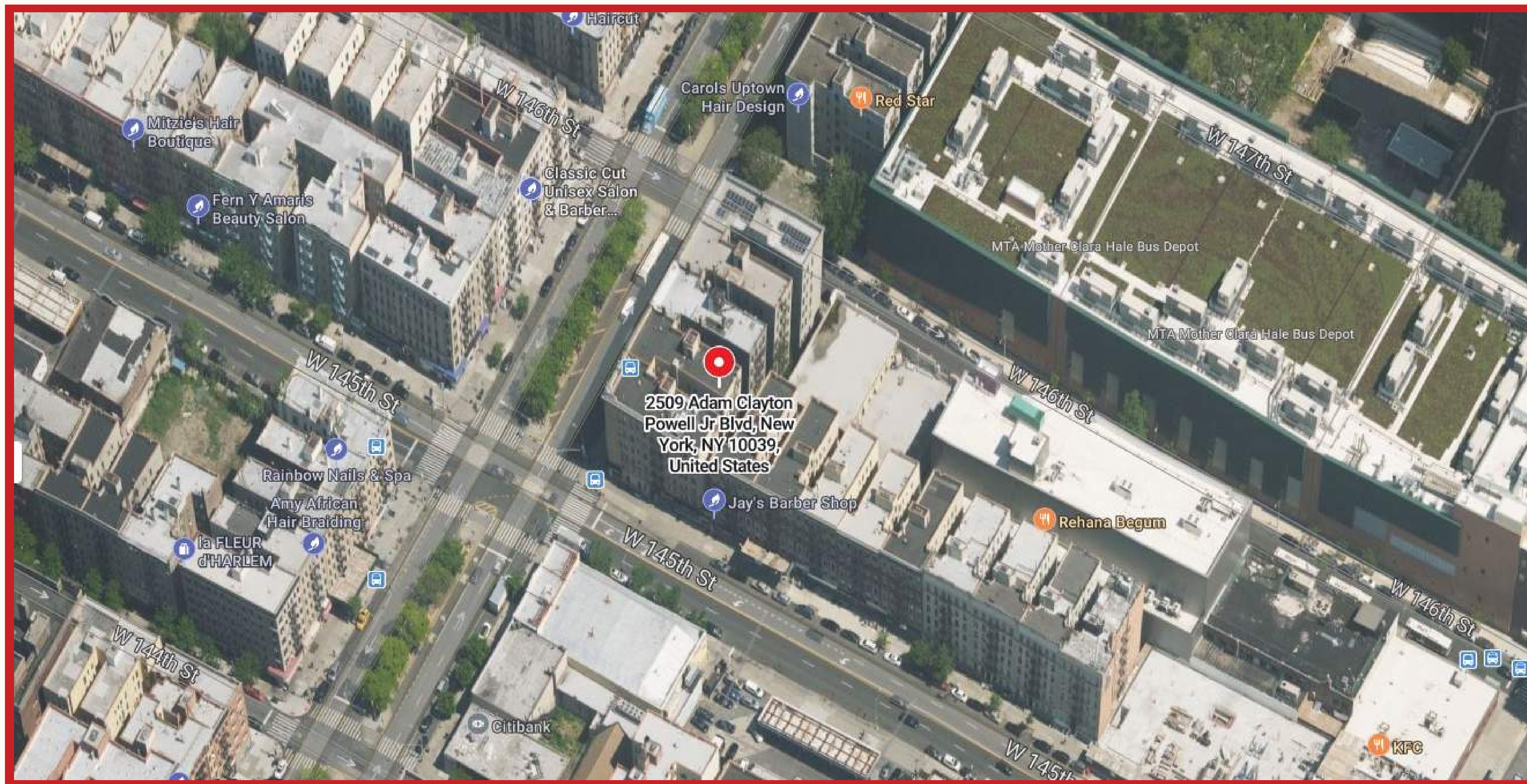
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# NEIGHBORS



# LOCATION



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