

Flatiron / Union Square Restaurant Available

39 East 19th Street

Between Broadway / Park Avenue So

Approx 2,200 Gross Sq Ft Ground

Now Offering Coop for Sale or Lease

Approx 2,250 Gross Sq Ft Basement

Low Maintenance ~\$6,800 / Mo

Currently Bocca Cucina & Bar

Asking Rent / Price Upon Request

Perfect situation for an end user restaurant to buy their own property to occupy. This coop is a fully built restaurant with approximately 2,200 gross square feet on the ground floor and 2,250 gross square feet in the basement, (sf as listed in the Coop offering plan). Previously Bocca Restaurant for 18 years but now vacant and ready for immediate possession. Previous tenant had a full liquor license in place, a hood, venting, gas line and a lot of equipment still remaining in the premises including stoves, walk-ins, etc. There has been about \$3m in assessments in the last 3 years that have been paid in full for major capital improvements in the building with large reserve fund remaining which reduces the likelihood of assessment costs in the future for a new owner. **Seller has a strong preference to sell the Coop unit but will consider reasonable offers to lease to a qualified.

Location Highlights

Next door to the renowned Craft Restaurant by Tom Colicchio and across from Jean George's ABC Cocina, this opportunity is located in the middle of where Union Square, Flatiron & Gramercy Park meet. Very strong mix of food & beverage operators in the area as well as major office/residential tenants. Close to the 6 train at 23rd and Park and R,W at 23rd & Broadway and 4,5,6,N,R,W,Q,L trains at Union Square. **Neighbors Include:** *Craft Restaurant* ♦ *Vallata* ♦ *Starbucks* ♦ *ABC Cocina* ♦ *Chase Bank* ♦ *Casa la Femme* ♦ *abcV* ♦ *ABC Carpet & Home* ♦ *Laser Away Flatiron* and more.



For More Information Contact:

Jeffrey Angel

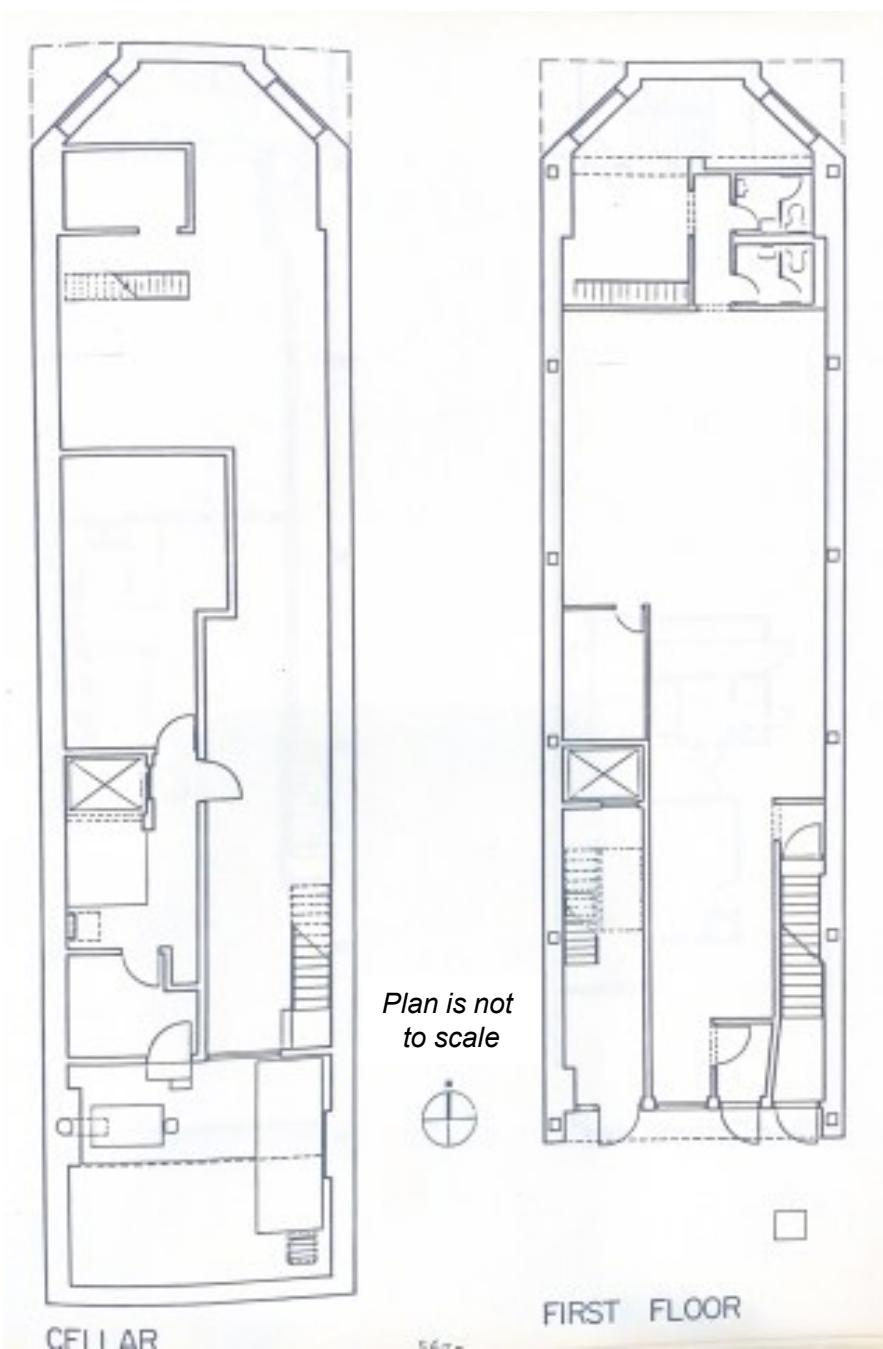
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