

# 514

## THIRD AVENUE MURRAY HILL, NYC

Between East 34<sup>th</sup> & 35<sup>th</sup> Streets

RESTAURANT/BAR FOR LEASE

### APPROXIMATE SIZE

Ground Floor: 1,550 SF  
Basement: 1,400 SF

### ASKING RENT

~~\$25,000/Month~~ Reduced  
\$23,500/Month

### POSSESSION

Immediate

### TERM

10-15 Years

### FRONTAGE

20 FT

### COMMENTS

- Prime bar/restaurant opportunity in Murray Hill
- Currently "Grand Canyon Restaurant"
- Newly renovated gas kitchen
- Full liquor license in place
- High foot traffic and residential area

### NEIGHBORS

Medium Rare • Semicolon Café • Bubo • Cask  
• D'Agnostino • Pio Pio • Crunch Fitness • Blue  
Haven • QQ Nails & Spa • Mazu • Sticky's

### TRANSPORTATION

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### JAMES FAMULARO

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### BOBBY ORTENSE

Director  
212.468.5953  
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RETAIL LEASING

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INTERIOR

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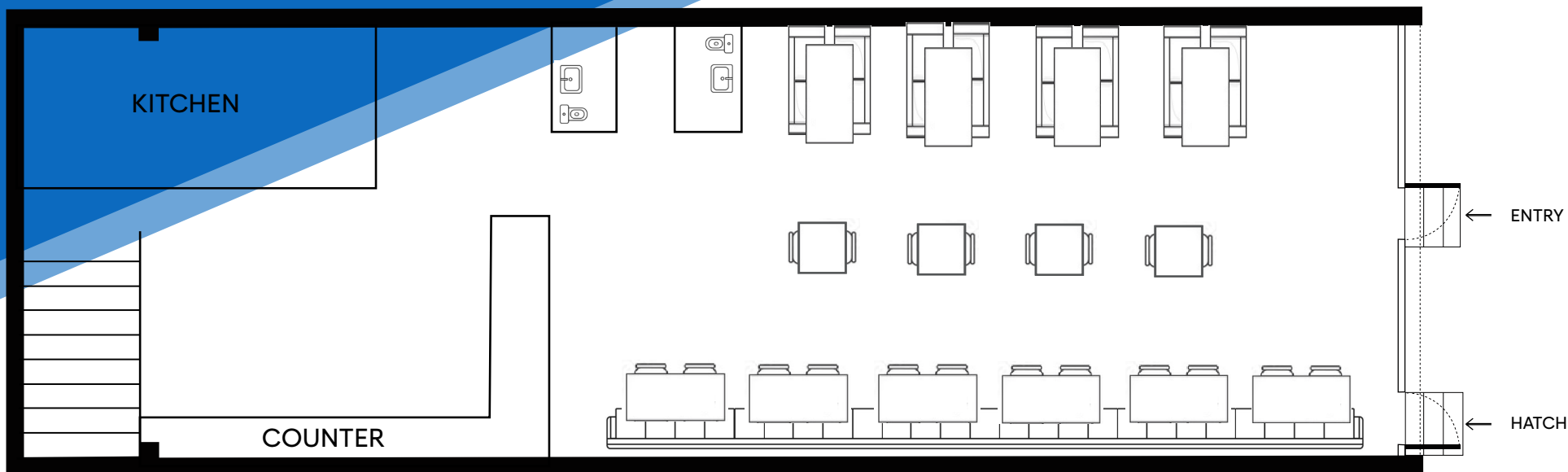
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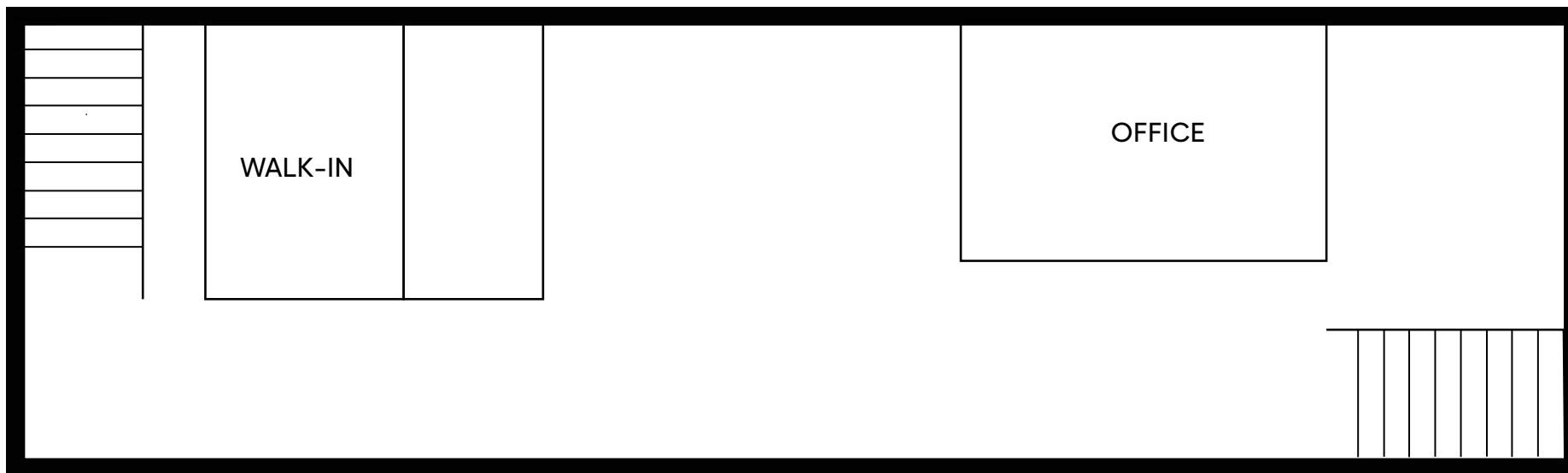


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GROUND FLOOR



BASEMENT

FLOOR PLANS

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