



176 FIRST AVENUE

VENTED RETAIL FOR LEASE

BETWEEN 10TH AND 11TH STREET

CURRENT®

176 FIRST AVE

SIZE

Ground Floor: 1,400 SF

Backyard Space: 140 SF

Full Basement

FRONTAGE

16' on First Avenue

HIGHLIGHTS

- Fully vented retail opportunity with wood burning oven and gas line in place
- 3 restrooms (1 ADA)
- 2 large walk-in box refrigerators
- Prep area in basement
- Currently Black Seed Bagels
- Ability to enclose and expand the 140 SF backyard space in rear

NEIGHBORHOOD TENANTS

Momofuku, HAGS, Joe & Pat's, Apollo Bagels, Au Za'atar, Westville, La Cabra, Bananas, Gelatoville

ASKING RENT

\$18k/month



176 FIRST AVE



176 FIRST AVE

RETAIL MAP

EAST 13TH STREET



PLANTSHED



EAST 12TH STREET



VILLAGE EAST
BY ANGELIKA
KANOYAMA



LOVE MAMA

PS 019 EAST VILLAGE
COMMUNITY SCHOOL



RED BEARD COFFEE & BAKERY

EAST 11TH STREET

ABE LEBEWOHL
PARK



176 FIRST AVENUE
Joe & Pat's
べろんべろん

EAST 10TH STREET



TEMAKASE HAND ROLL BAR
16 HANDLES

LA CABRA
COFFEE ROASTERS

Apollo
Bagels

STICKETT INN
SWEET VILLAGE MARKETPLACE

sabor
a' Mexico
PS122
GALLERY

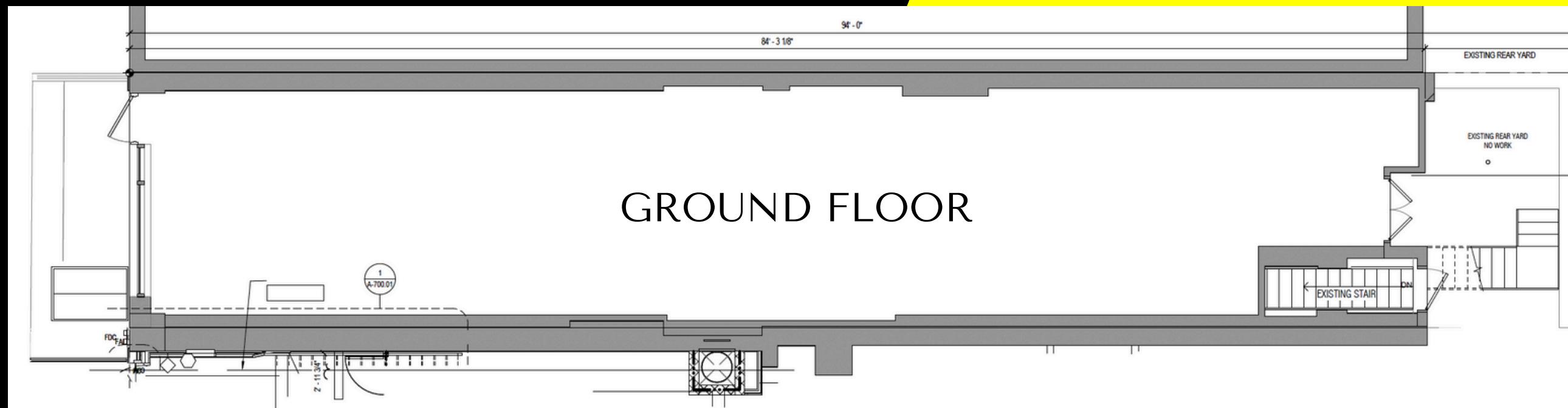
EAST 9TH STREET

SECOND AVENUE

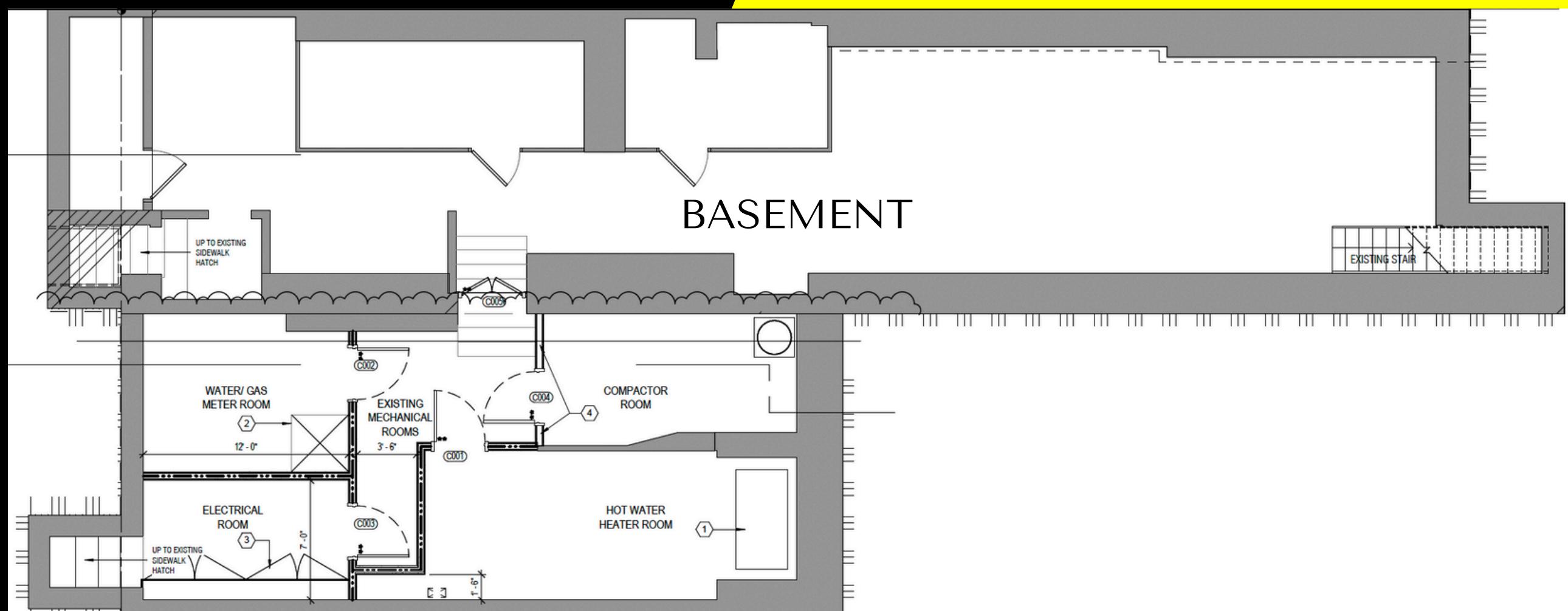
FIRST AVENUE

176 FIRST AVE

FLOOR PLANS



GROUND FLOOR



BASEMENT



CONTACT

MICHAEL SEGERMAN

msegerman@currentadvisors.com

516.297.3337