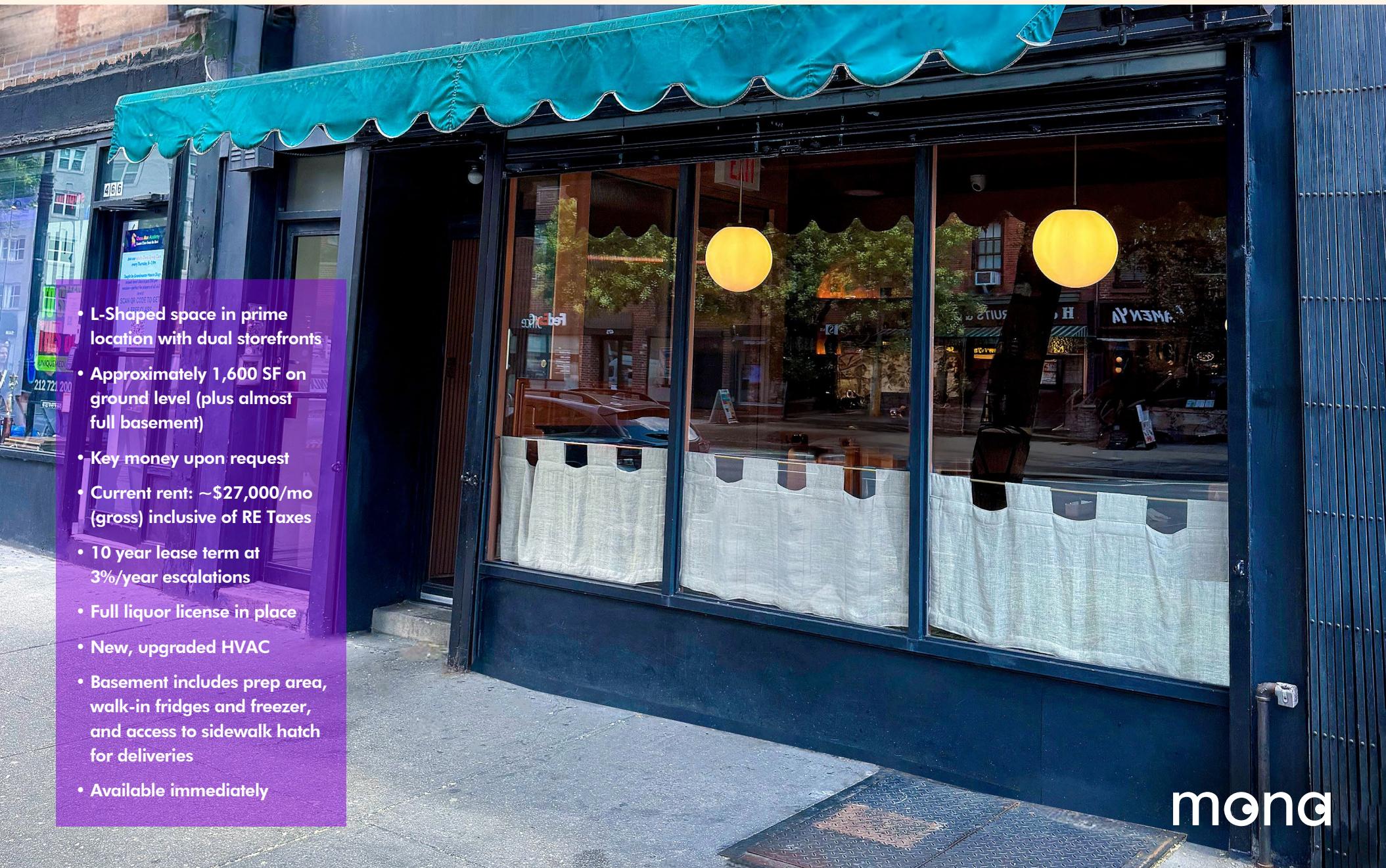


464 SIXTH AVENUE

SECOND GENERATION RESTAURANT IN GREENWICH VILLAGE AVAILABLE FOR PURCHASE



- L-Shaped space in prime location with dual storefronts
- Approximately 1,600 SF on ground level (plus almost full basement)
- Key money upon request
- Current rent: ~\$27,000/mo (gross) inclusive of RE Taxes
- 10 year lease term at 3%/year escalations
- Full liquor license in place
- New, upgraded HVAC
- Basement includes prep area, walk-in fridges and freezer, and access to sidewalk hatch for deliveries
- Available immediately

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