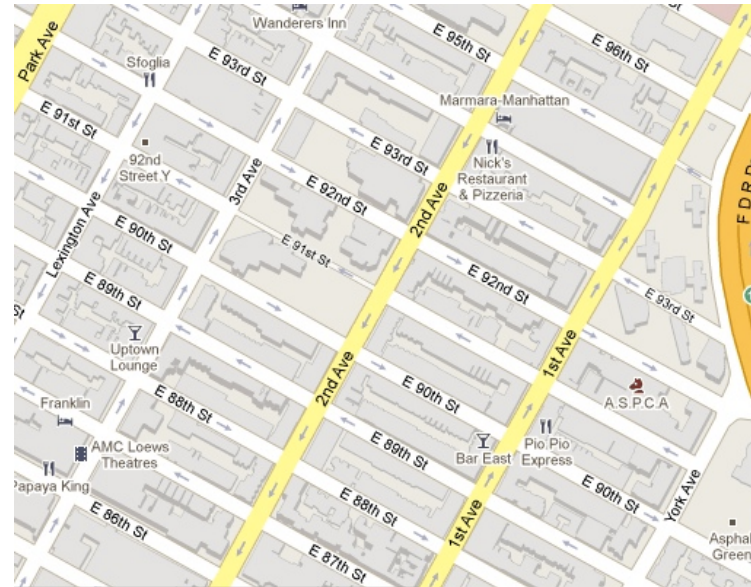


Upper East Side Fully Built Out Bar/Restaurant For Sale

Second Avenue in the low 90's



Completely renovated, turn key operation

Clean 4am liquor license

1550 square ft ground floor, 1220 square ft basement

Rent: \$12,730 per month, 3% increases

Term - 8 full years remaining, (May 31 2018)

Security deposit - \$36,000 (3 months)

Included: brand new kitchen equipment and ansul system, bar equipment and fixtures, new draft system, modern P.O.S. system, security camera's, H.V.A.C. system, audio system, flat screen t.v.'s and more.

Property taxes - 37.5% above bases year (\$11,202 per year)

Asking only \$195,000

Contact:

Marjorie Borell

VP/Assoc. Director Restaurants/Retail

Office: 646.307.6405

Cell: 917.837.3761

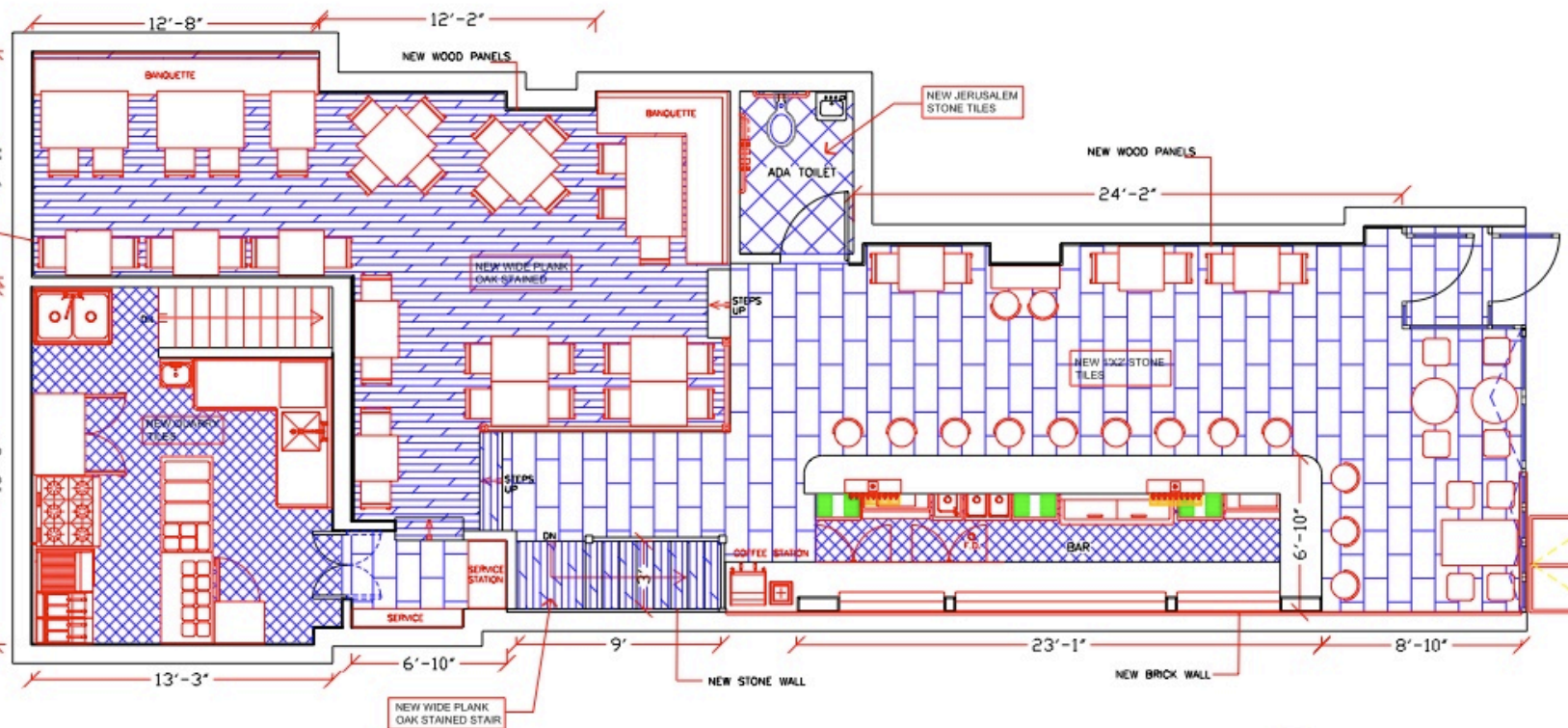
WWW.RESTAURANTSPACENY.COM

mb@nycrs.com



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Floorplan

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