

Fixtured UWS Restaurant

517 Columbus Avenue

SE Corner of West 85th Street

<i>Neighborhood</i>	Upper West
<i>Approximate Size</i>	1,856 sf + 490 sf lower level storage
<i>Approximate Frontage</i>	70 Feet Wrapping
<i>Current Seating</i>	70 inside, 48 outside
<i>Ideal Uses</i>	Bar/Restaurant – No Pizza/Italian
<i>Rent</i>	\$35,000 Monthly
<i>Features</i>	<ul style="list-style-type: none">• Great Signage • High ceilings• French Doors • Two Separate Vents• First Time On Market In 42 Years• Great visibility• Full liquor license (formerly)• No key money
<i>Neighbors</i>	Kefi, Motorino, Jacob's Pickles



For More Information Contact Agent:

Eric Fisher • efisher@walkermalloy.com • office 212.712.6199 • cell 914.393.5564

Rafe Evans • rafeevans@walkermalloy.com • office 212.712.6186 • cell 917.701.4059

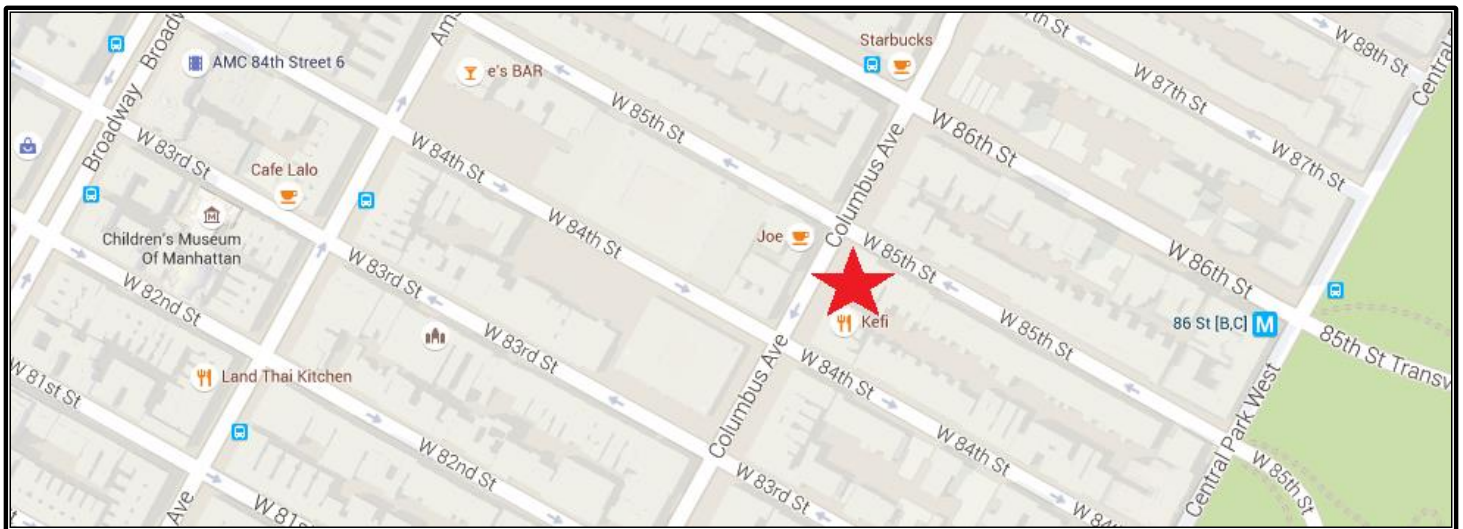
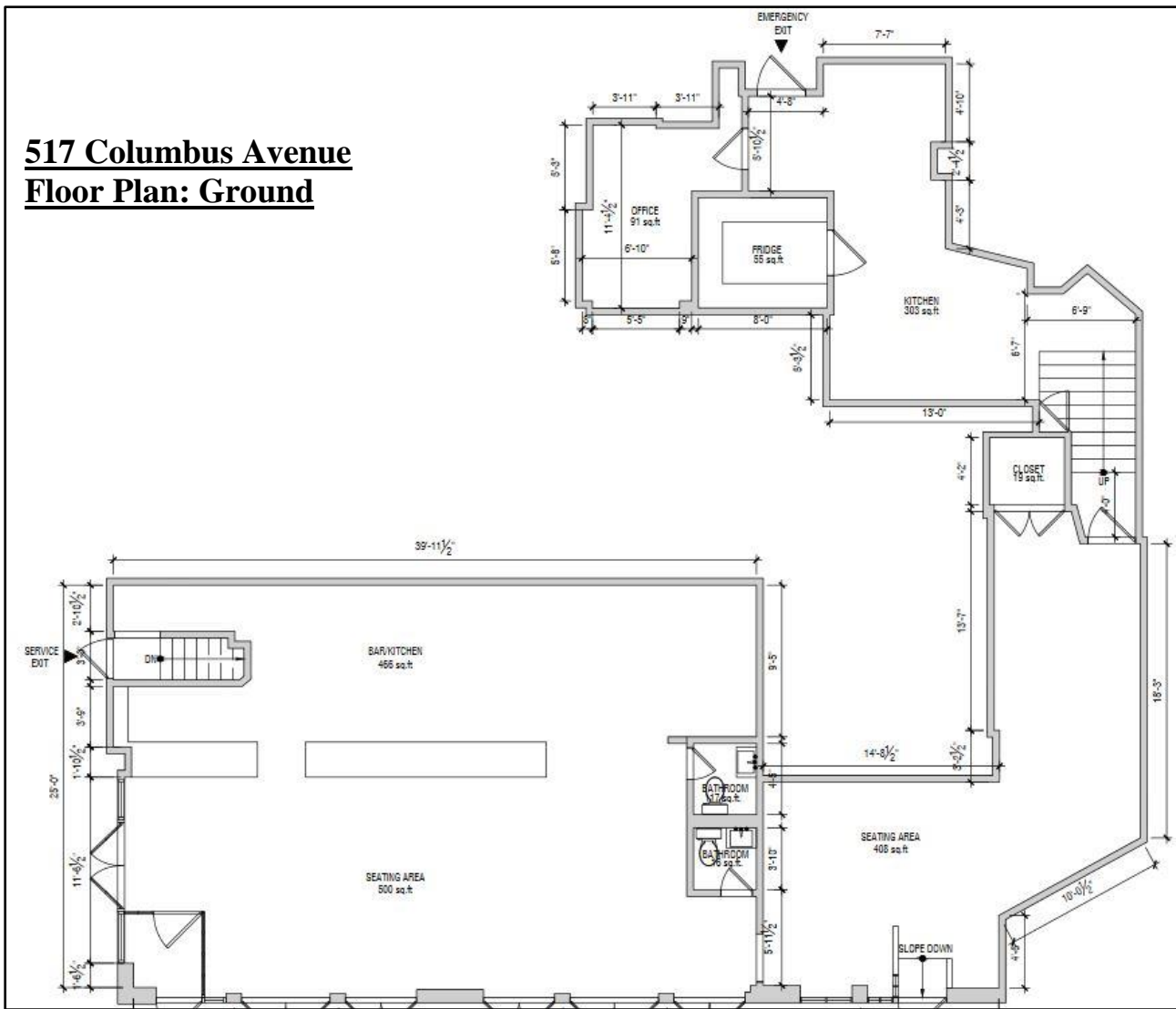
WalkerMalloy

157 Columbus Avenue • New York NY 10023

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ALL INFORMATION IS SUBJECT TO, ERRORS, OMISSIONS, CHANGE, OR WITHDRAWAL WITHOUT NOTICE. Dimensions are approximate. One half of a commission is payable in accordance with our rate schedule to procuring broker executing our brokerage agreement, provided that a lease is fully consummated as described in said agreement. Our commission rate schedule is available upon request.

**517 Columbus Avenue
Floor Plan: Ground**



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