

RAFE B. EVANS  
Vice President

## RESTAURANT AVAILABLE

### Space Facts

<i>Space Address</i>	505 Columbus Avenue, between 84 <sup>th</sup> & 85 <sup>th</sup> Street
<i>Neighborhood</i>	Upper West Side
<i>Approximate Size</i>	6,000 sf on two levels + 600 sf second floor office & wine storage area
<i>Appx Frontage</i>	20 feet
<i>OK Uses</i>	Restaurant
<i>Currently</i>	Loft Restaurant
<i>Rent</i>	\$23,000 / month
<i>Key Money</i>	\$700,000

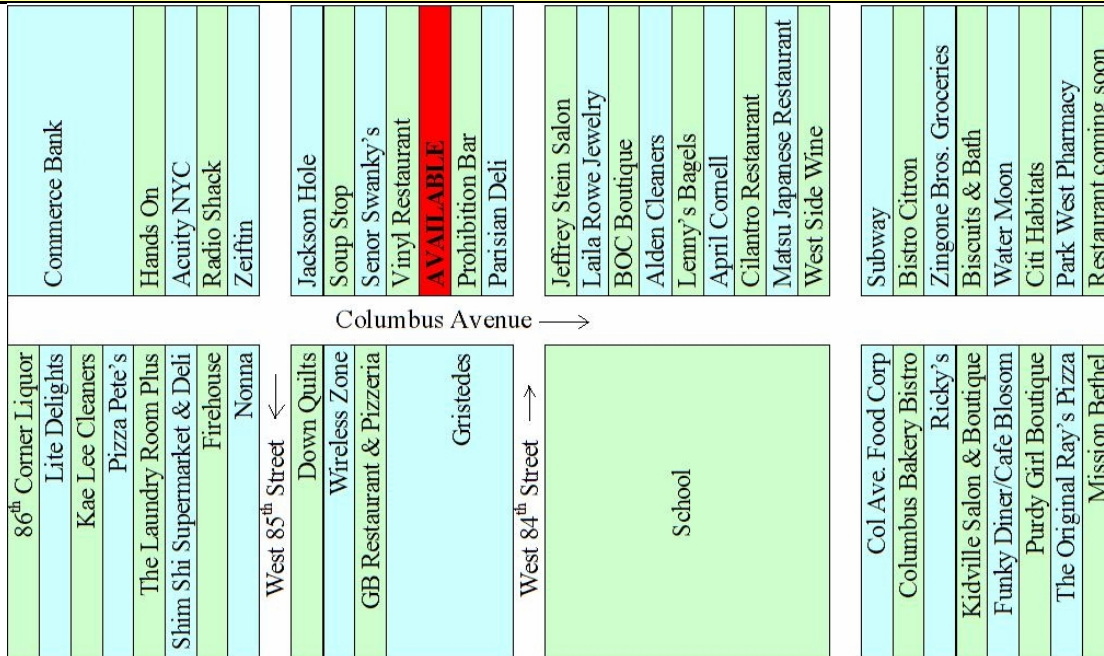
### Note

- 200 person occupancy inside, 24 pp sidewalk café
- \$2.5mm renovation in 2005 – fully fixtured
- Excellent ‘restaurant row’ location

### Contact

Rafe B. Evans

212-712-6186



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.

