

RAFE B. EVANS
Vice President

AVAILABLE

Space Facts

<i>Space Address</i>	411 West 42 nd Street, just west of 9 th Avenue
<i>Neighborhood</i>	Midtown West
<i>Approximate Size</i>	2,000 + outdoor space
<i>Approximate Frontage</i>	50 feet
<i>OK Uses</i>	Restaurant
<i>Currently</i>	Bistro Du Vent
<i>Rent</i>	\$13,500 / month
<i>Key Money</i>	\$400,000

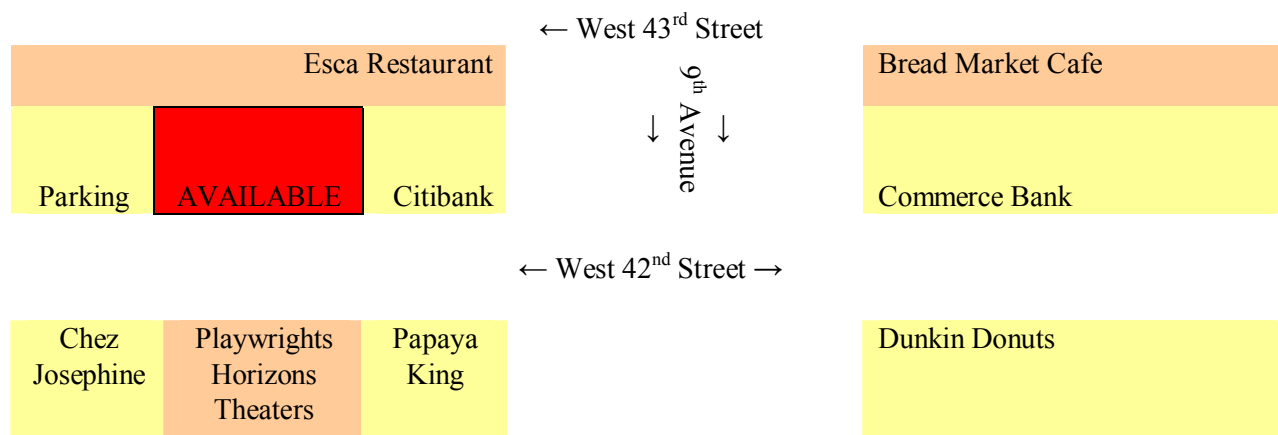
Note

80 seats indoors + 24 seat outdoor sidewalk cafe
12 years remaining on lease
All new first-class turn-key installation by Mario Batali
Currently grossing over \$2.1mm pa

Contact

Rafe B. Evans

212-712-6186



Offered co-exclusively with Picken Real Estate

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.

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