

## CORNER RESTAURANT AVAILABLE

### Space Facts

<i>Space Address</i>	29 Avenue B, SE Corner of 3 <sup>rd</sup> St.
<i>Neighborhood</i>	Lower East Side
<i>Approximate Size</i>	1,000 sf ground floor + full finished basement
<i>Approximate Frontage</i>	26 feet on Avenue B, 40 feet on East 3 <sup>rd</sup> Street
<i>OK Uses</i>	No bars or lounges please
<i>Rent &amp; Term</i>	\$8,000 / month
<i>Available</i>	Immediately

### Note

- **Liquor license with no violations**
- Sidewalk café permit (must be renewed)
- Fully finished two level restaurant with many fixtures
- Excellent frontage, French doors, exposed brick, high ceilings, legal basement lounge area
- Bathrooms, kitchen, bar, and AC in place

### Contact

Rafe B. Evans, V.P  
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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.

## 29 AVENUE B

Café Raka		DTUT Downtown
Good Old LES Thrift		Peoples Fed Credit Un.
	← 3 <sup>rd</sup> St.	
GM Constuction		<b>AVAILABLE</b>
Kaplan Law Offices		<b>RESTAURANT</b>
Benjamin Gallery	AVE B	<b>AVAILABLE</b>
Dolphin Fitness Club	↓      ↑	Guernica
Dolphin Executive Office		Dr Schwartzen- Chiropractor
MM Variety Store		Dr Adam Silk
6 Ave B Liquors		NYC Icy Corp.
		PLC Associates
		East Village Auto Care
	2 <sup>nd</sup> St. →	