

RAFE B. EVANS
Vice President

RESTAURANT AVAILABLE

Space Facts

<i>Space Address</i>	513 Columbus Avenue, between 84 th & 85 th Street		
<i>Neighborhood</i>	Upper West Side		
<i>Approximate Size</i>	2,100 sf second level:	100 persons	
<i>& Occupancy</i>	1,500 sf grade level:	47 persons	
	450 sf outdoor sidewalk café:	58 seats	
	1,500 sf basement storage:	<u>bathrooms & prep</u>	
		205 total	
<i>Approximate Frontage</i>	45 feet		
<i>OK Uses</i>	Restaurant with liquor license		
<i>Formerly</i>	Senor Swanky's Restaurant		
<i>Rent</i>	\$22,000 / month including RE Taxes		

Note

- Huge presence in 'restaurant row' location
- New direct lease
- Partly fixtured, no key money

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.

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Down Quilts	Jackson Hole
Joe the Art of Coffee	Soup Stop
	AVAILABLE
Gristedes	Akai Sushi
	Kefi Restaurant
	Prohibition
	Parisian Deli

