

RAFE B. EVANS
Vice President

CORNER RESTAURANT FOR SALE

Space Facts

<i>Space Address</i>	2398 Broadway, SE corner of 88 th Street		
<i>Neighborhood</i>	Upper West Side		
<i>Approximate Size</i>	1,300 sf second level:	77 seats	
<i>& Occupancy</i>	3,400 sf grade level:	65 seats +	
	40 seat outdoor sidewalk café:	40 seats	
	1,500 sf basement storage:	<u>bathrooms, storage & offices</u>	
		216 total	
<i>Approximate Frontage</i>	40 feet on Broadway, 85 feet on 88 th St.		
<i>OK Uses</i>	Restaurant		
<i>Formerly</i>	Bloomingdale Road		
<i>Rent</i>	\$30,500 / month including RE Taxes		
<i>Key Money</i>	\$700,000		

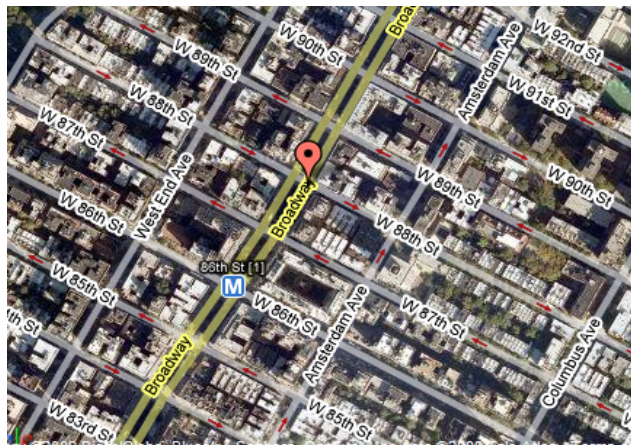
Note

- Huge double height presence with French doors on Broadway
- \$2.5mm renovation
- Fully fixtured – no leases

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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