

RAFE B. EVANS  
Senior Vice President

## HARLEM RESTAURANT / RETAIL

### Space Facts

<i>Space Address</i>	286 Lenox Avenue, between 124 <sup>th</sup> & 125 <sup>th</sup>
<i>Neighborhood</i>	Harlem
<i>Approximate Size</i>	Bar Space 2,250 sf plus 1,750 sf basement <u>Vacant Restaurant 1,035 sf</u> <b>3,285 sf plus 1,750 basement</b>
<i>Frontage</i>	40 feet
<i>Rent</i>	\$20,500 monthly for bar space \$8,625 monthly for Vacant Restaurant
<i>Possession</i>	Summer 2012

### Note

- Prime central Harlem location near Sylviaø, Red Rooster, etc.
- Fully intact historic interior, operating kitchen
- Available separately or combined

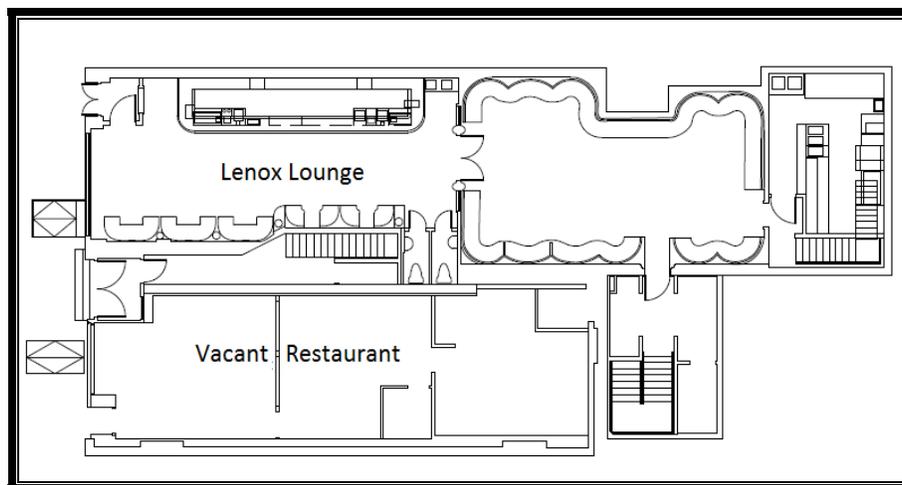
### Contact

**Rafe B. Evans**

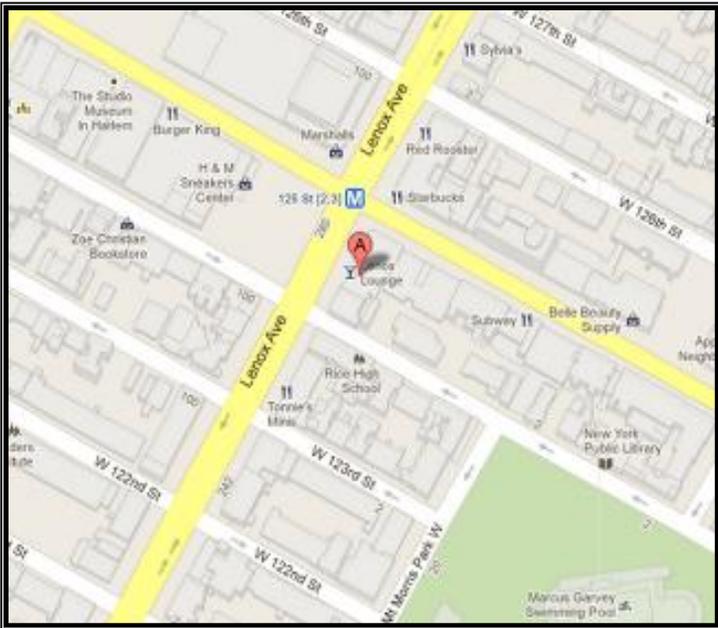
**212-712-6186**

**Anastasia Meyding**

**212-712-6183**



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.



As Two Stores