

RAFE B. EVANS
Vice President

UWS Restaurant For Sale

Space Facts

Space Address	447 Amsterdam Avenue, between 81 st & 82 nd Street
Neighborhood	Upper West Side
Approximate Size	1,400 sf + 1,600 sf basement + 22 seat sidewalk café
Approximate Frontage	40 feet – double storefront
OK Uses	Bar, Fine or Casual Dining
Currently	Social House Gastropub
Rent	\$13,500 / month
Key Money	\$475,000

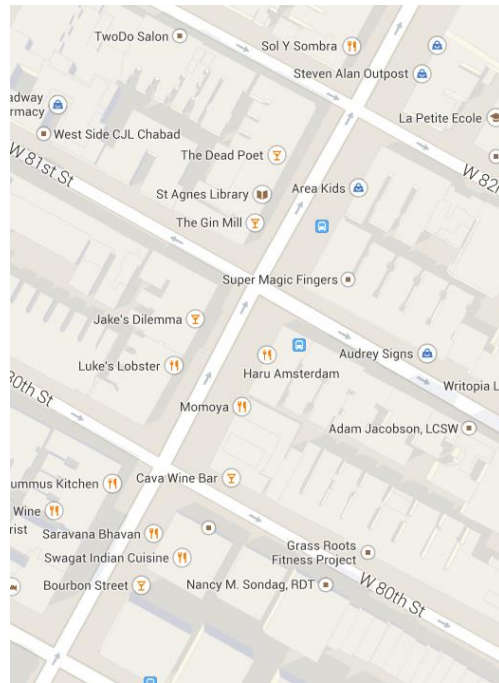
Note

- All new construction, nicely finished
- High ceilings on both levels
- Full bar and full open kitchen, everything included
- 2nd full kitchen on lower level with direct sidewalk delivery from side street
- In the heart of the UWS dining scene
- Nine years on lease
- Below market rent
- 74 person occupancy

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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