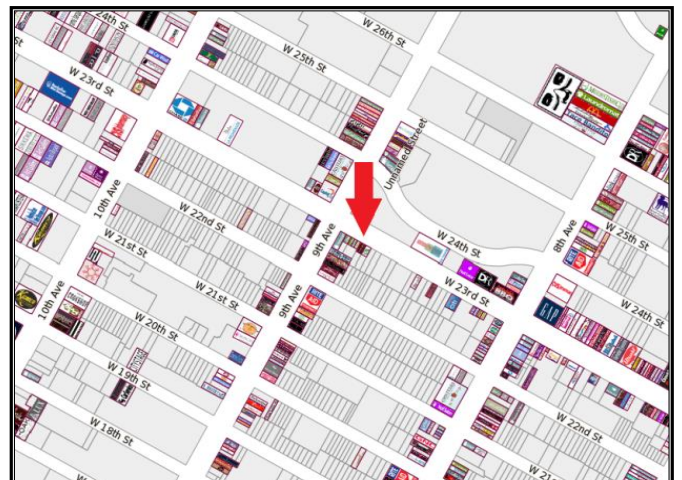


# CHELSEA RESTAURANT

## 362 West 23rd Street

Between 8<sup>th</sup> & 9<sup>th</sup> Avenue

<i>Neighborhood</i>	Chelsea
<i>Approximate Size</i>	1,850 sf + 1,800 sf lower level
<i>Approximate Frontage</i>	20 feet
<i>OK Uses</i>	Quality Restaurant – bar not acceptable
<i>Currently</i>	Chelsea Pub
<i>Rent / Term</i>	\$14,500 monthly / 9 years + option
<i>Key Money</i>	\$250,000
<i>Features</i>	74 person occupancy Turn-key: all equipment, large bar, full liquor license, very clean, all new condition, vented
<i>Possession</i>	Immediate
<i>2010 Census</i>	Average Household Income: \$131,939
<i>Nearby</i>	London Terrace Apartments, SVA Theater, Hotel Chelsea, Highline
<i>Transportation</i>	23 <sup>rd</sup> Street: <b>C E</b>



For More Information Contact Exclusive Agents:

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