

246

EAST 23RD STREET
GRAMERCY, NYC

Between Second & Third Avenues

RETAIL/RESTAURANT FOR LEASE

APPROXIMATE SIZE

2,200 SF + Full Basement

ASKING RENT

~~\$18,500/Month~~ Reduced
\$16,500/Month

POSSESSION

Arranged

TERM

Negotiable

FRONTAGE

20 FT

COMMENTS

- Turn-key restaurant opportunity previously "Taco Bell"
- Fully vented with gas and hood
- No key money
- Steady 24/7 foot traffic along East 23rd Street
- Dense residential, student, and professional population

NEIGHBORS

Orion Diner & Grill • Clara's Gramercy • Club Pilates • The UPS Store • Ralph's Famous Italian Ices • The Oasis Cafe • Green Castle Deli & Juice Bar • Mondo Sushi • Paddy Maguire's Ale House • Barfly Pete's Tavern

TRANSPORTATION

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PROPERTY INFORMATION

NOAM AZIZ

Managing Director
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CARSON SHAHRABANI

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INTERIOR

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