

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

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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NOAM AZIZ

Managing Director
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CARSON SHAHRABANI

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CONCEPTUAL RENDERING



MERIDIAN
RETAIL LEASING

All information supplied is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of the listing from sale or lease, and to any listing conditions, including the rates and manner of payment of commissions for particular offerings imposed by Meridian Capital Group. This information may include estimates and projections prepared by Meridian Capital Group with respect to future events, and these future events may or may not actually occur. Such estimates and projections reflect various assumptions concerning anticipated results. While Meridian Capital Group believes these assumptions are reasonable, there can be no assurance that any of these estimates and projections will be correct. Therefore, actual results may vary materially from these estimates and projections. Any square footage dimensions set forth are approximate.

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INTERIOR

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