

# 40

## AVENUE C EAST VILLAGE, NYC

Between East 3<sup>rd</sup> and 4<sup>th</sup> Streets

RESTAURANT/BAR FOR LEASE

### APPROXIMATE SIZE

2,400 SF

### ASKING RENT

\$11,000/Month

### POSSESSION

Immediate

### TERM

Negotiable

### FRONTAGE

20 FT

### COMMENTS

- Prime East Village former restaurant/bar "Francis Kite Club Bar"
- Turn-key with 2AM liquor license
- Suitable for established bar and restaurant operators

### NEIGHBORS

Leon's Cafe • Cee Cee's Food Cart • Buddies Coffee • Eastpoint Bar • Limo Bar • Marettta • Virginia's • Cantina Cubana • Thirteen Water • Joyface • Crown Fried Chicken • Ace Bar • Sunday Morning • The Summit Bar & Cafe

### TRANSPORTATION



### NOAM AZIZ

Senior Director  
212.468.5984

naziz@meridiancapital.com

### CARSON SHAHRABANI

Senior Associate  
212.468.5927

cshahrabani@meridiancapital.com



**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.

40 AVENUE C  
EAST VILLAGE, NYC | Between East 3<sup>rd</sup> and 4<sup>th</sup> Streets

RESTAURANT/BAR FOR LEASE



INTERIOR

NOAM AZIZ  
Senior Director  
212.468.5984  
naziz@meridiancapital.com

CARSON SHAHRABANI  
Senior Associate  
212.468.5927  
cshahrabani@meridiancapital.com



**MERIDIAN**  
RETAIL LEASING

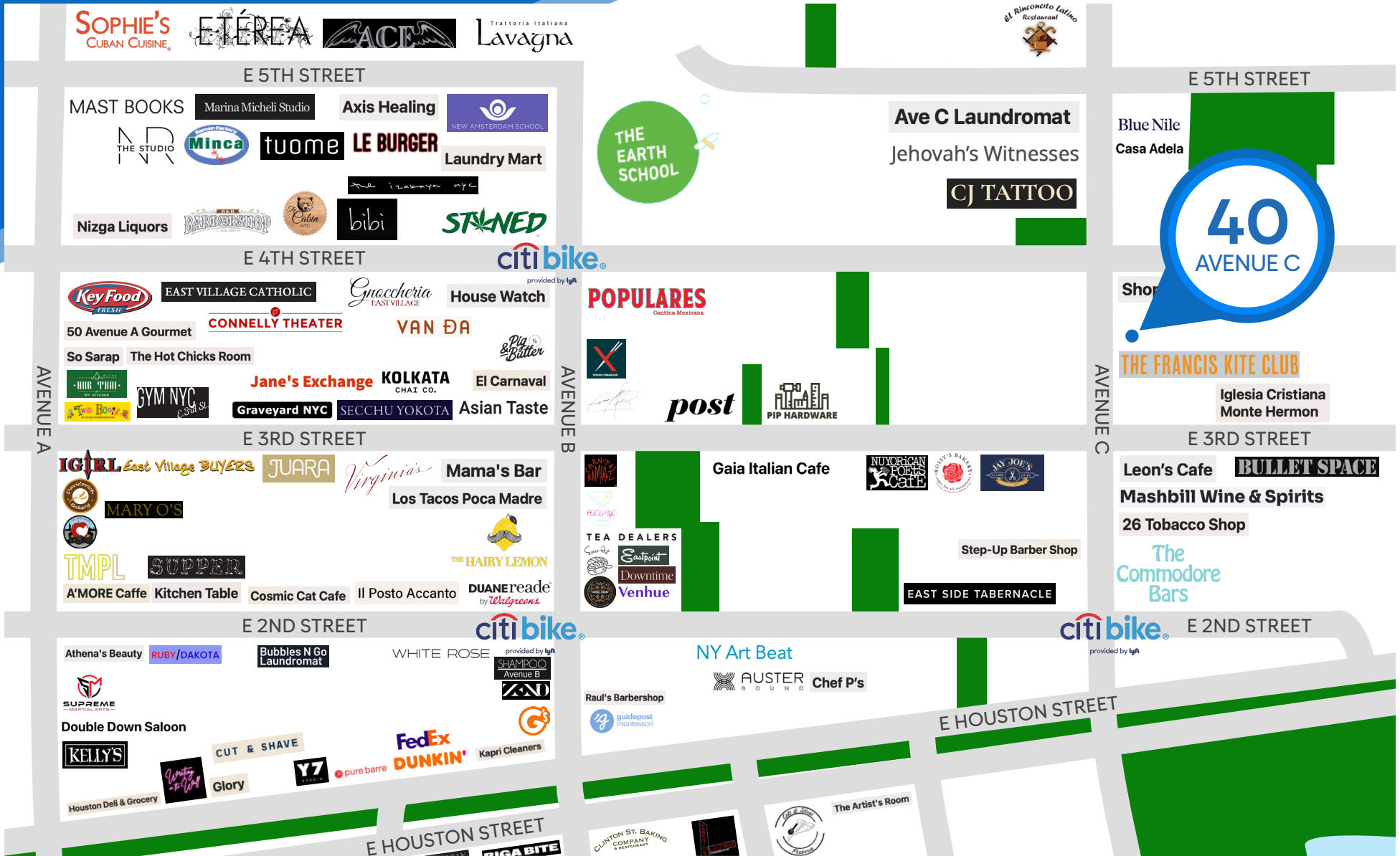
All information supplied is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of the listing from sale or lease, and to any listing conditions, including the rates and manner of payment of commissions for particular offerings imposed by Meridian Capital 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.

## 40 AVENUE C

EAST VILLAGE, NYC | Between East 3<sup>rd</sup> and 4<sup>th</sup> Streets

RESTAURANT/BAR FOR LEASE

NEIGHBORS



NOAM AZIZ

Senior Director  
212.468.5984

naziz@meridiancapital.com

CARSON SHAHRABANI

Senior Associate  
212.468.5927

cshahrabani@meridiancapital.com



**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.