



# 172

## ATTORNEY STREET

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GREAT COFFEE BAR USE

RETAIL GEM IN  
LOWER EAST SIDE

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# GAVIOS

REALTY GROUP, LLC



ESPRESSO	\$3.00
4OZ CORTADO	3.75
6OZ CAPPUCINO	3.75
9OZ LATTE	4.25
12OZ LATTE	4.75
HOT COCOA	
9OZ	\$3.00
12OZ	4.00



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## SIZE

450 sf retail (approx.)

## FRONTAGE

10' (approx.)

## POSSESSION

Immediate

## COMMENTS

All uses considered.  
No venting. No basement.

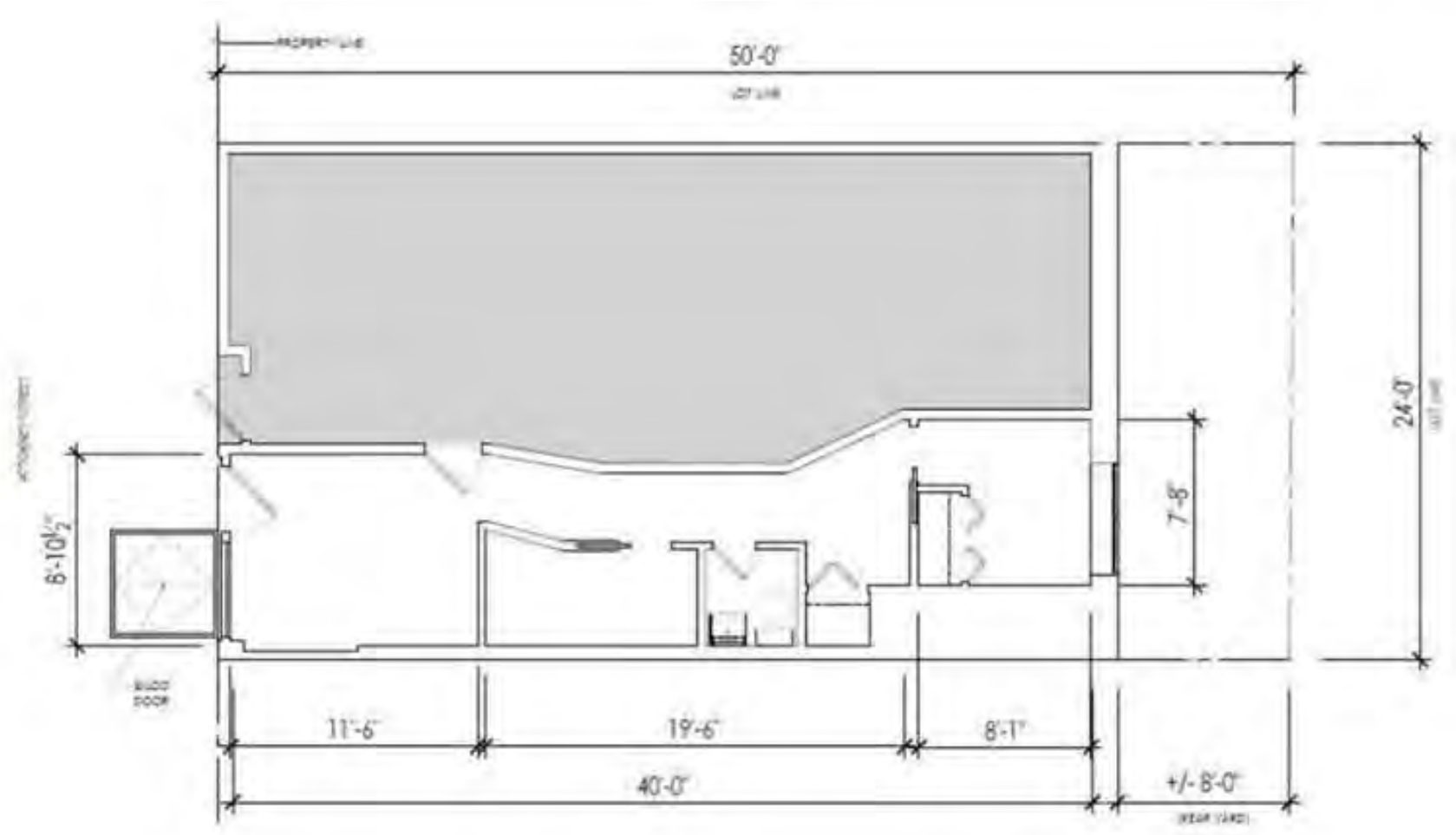
## NEIGHBORS

Surrounded by new residential developments. Clinton Street Baking Company, Ivan Ramen, Koneko, Pig and Khao, Garfunkel's, Donnybrook, Remedy Diner, Katz's, Cindy Rucker Gallery, Totah Gallery, Ulterior

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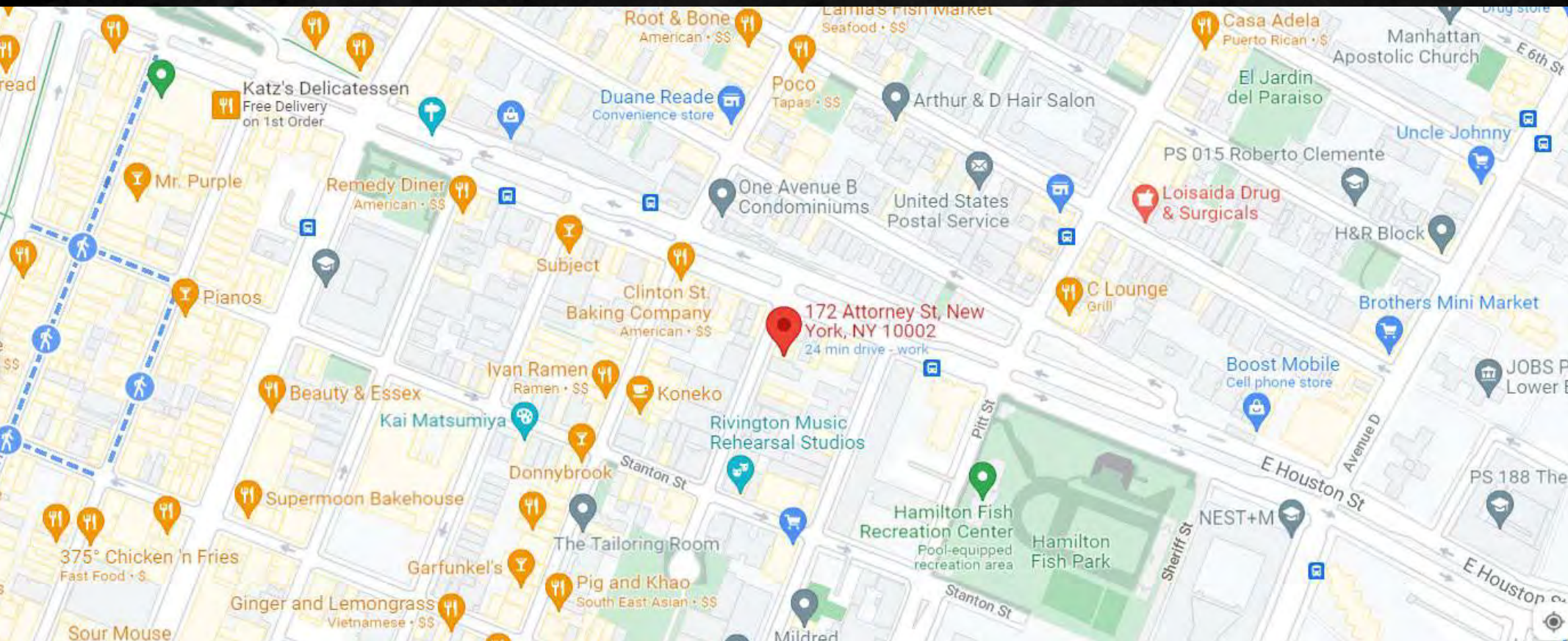
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# FLOOR PLAN





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