



172

ATTORNEY STREET

GREAT COFFEE BAR USE

RETAIL GEM IN
LOWER EAST SIDE

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.

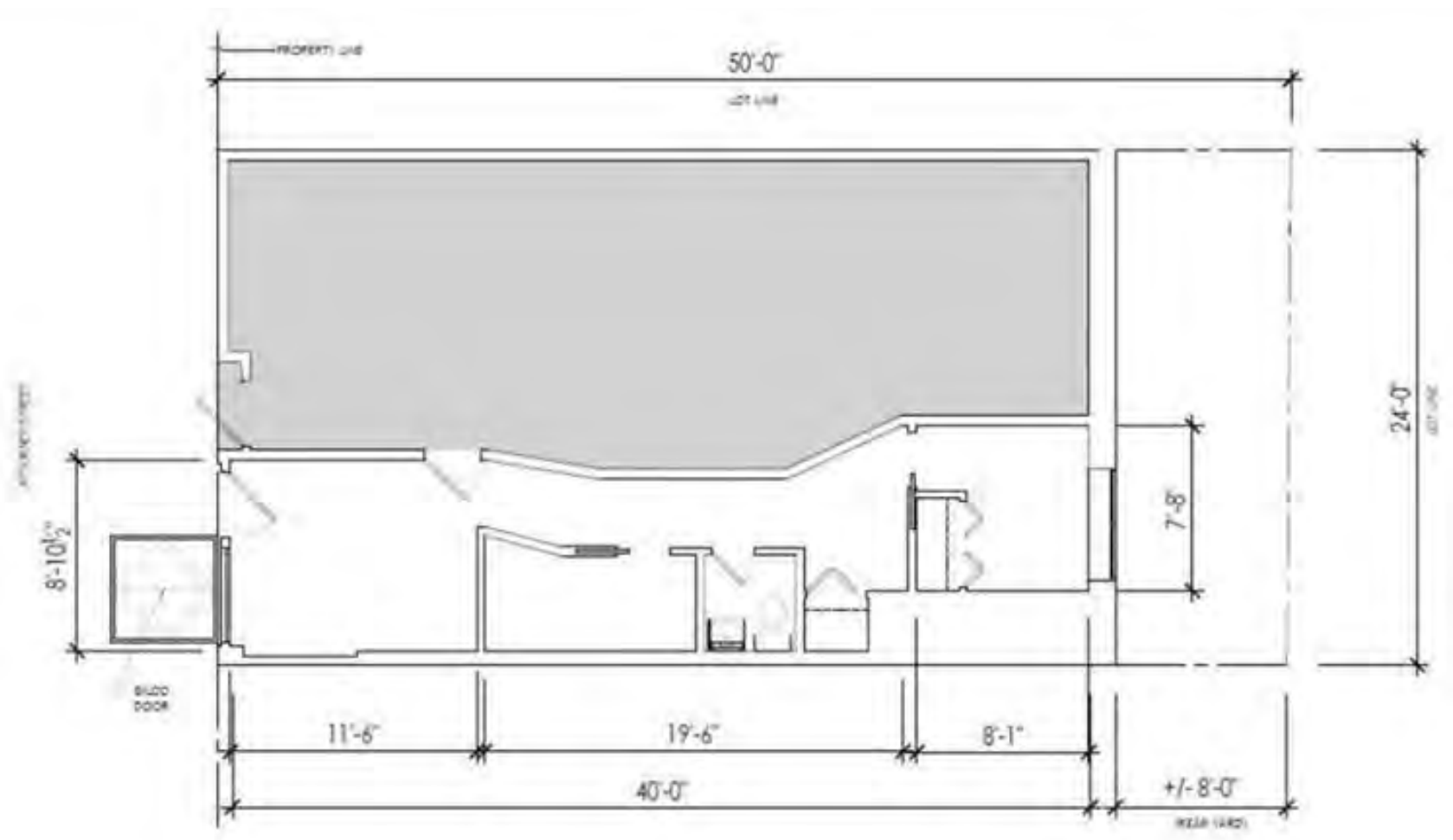
NEIGHBORS

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

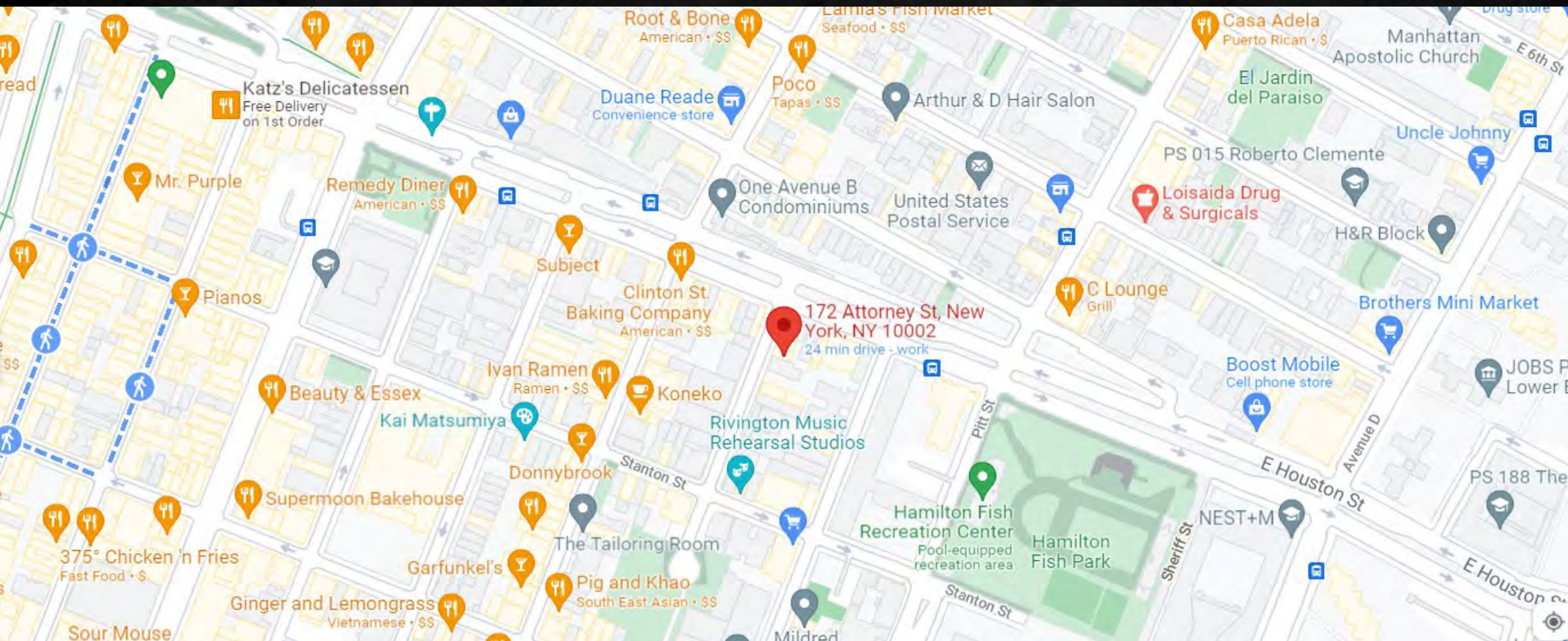
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FLOOR PLAN



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