

# 162 W 4<sup>TH</sup> STREET

**WRAP AROUND CORNER AT THREE CROSSROADS:  
WEST 4TH STREET, SIXTH AVENUE AND CORNELIA**



**UNBELIEVABLE  
OPPORTUNITY IN  
THE HEART OF THE  
WEST VILLAGE!**



**GAVIOS**  
REALTY GROUP, LLC



# 162 W 4<sup>TH</sup> STREET

FULLY EQUIPPED RESTAURANT/BAR  
WITH LATE NIGHT LIQUOR LICENSE

**SUPER HIGH VISIBILITY**



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## SIZE

Ground: Approx. 2000 sf  
Selling Lower Level: Approx.  
4000 sf

## RENT AND KEY MONEY

Upo Request  
(Current lease is dramatically  
below market rent)

## SITE STATUS

Currently Oppa Bistro. Showings  
By Appointment Only. Discretion  
is requested.

## KEY FEATURES

- Fully equipped kitchen with appliances. Vented with gas.
- Two Bars
- Multiple bathrooms
- Wrap around corner
- 4 AM liquor license
- Speakeasy and Karaoke Bar in lower level
- Long term lease with below market rent

## NEIGHBORS

NYU, Washington Square Park, Blue Note Jazz Club, Comedy Cellar, Bleecker Street Pizza, John's of Bleecker Street, Jack's Wife Freda, Nami Nori, Barrow Street Ale House, Dante, Chocolate DIP Creperie, Saigon Shack, NYU Bobst Library, Kimmel Center, AIA Center for Architecture, Sushi Nakazawa, Via Carota, Boucherie West Village, Bar Pisellino,

## TRANSPORTATION

A, C, E, B, D, F, M only one block away  
1, 2 nearby

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