# 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!

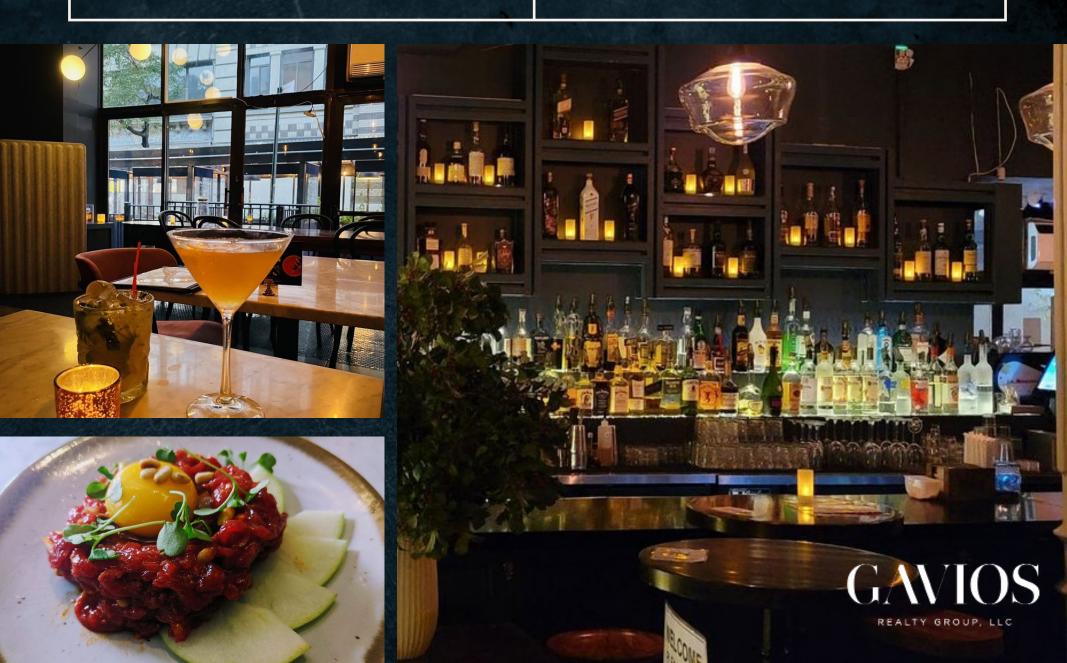


GAVIOS
REALTY GROUP, LLC

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

FULLY EQUIPPED RESTAURANT/BAR WITH LATE NIGHT LIQUOR LICENSE

SUPER HIGH VISIBILITY



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



## 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

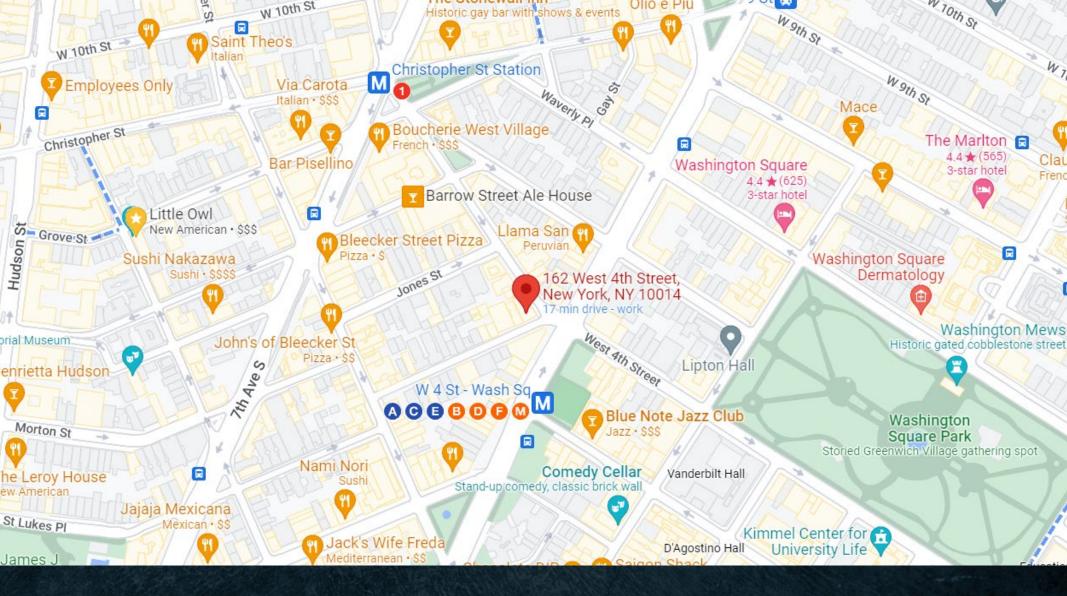
## NEIGHBORS

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, AlA 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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