

RESTAURANT READY WITH
KITCHEN APPLIANCES

24
FIRST
AVENUE

BETWEEN EAST 1ST &
EAST 2ND STREETS
EAST VILLAGE, NYC

GAVIOS

REALTY GROUP, LLC



24 FIRST AVENUE

APPROXIMATE SIZE

Ground Floor: 5,000 SF
Basement: 600 SF

FRONTAGE

50 FT

TERM

10 - 15 Years

POSSESSION

Immediate

COMMENTS

- 600 SF of convertible outdoor space
- 50 FT of combined retail frontage
- Brand new construction
- 12 FT ceilings
- Developer in process of installing new kitchen with appliances, hood, Ansul system and venting system. With gas turned on. New HVAC

NEIGHBORS

Spiegel • Lucien • Lil Frankies • Russ & Daughters • Katz's Deli
Clinton Street Baking Co. • One and One • Bowery Hotel
Bowery Meat Company • Bar Primi • Gemma • Sweet Chick
Ludlow Hotel

TRANSPORTATION

F 4 5 6 N Q R W L

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2 SEPARATE ENTRANCES



12 FT CEILING HEIGHTS



2 DRY STORAGE AREAS



50 FT COMBINED RETAIL FRONTAGE



2.5" GAS LINE



800 AMP 3 PHASE POWER



600 SF CONVERTIBLE OUTDOOR SPACE

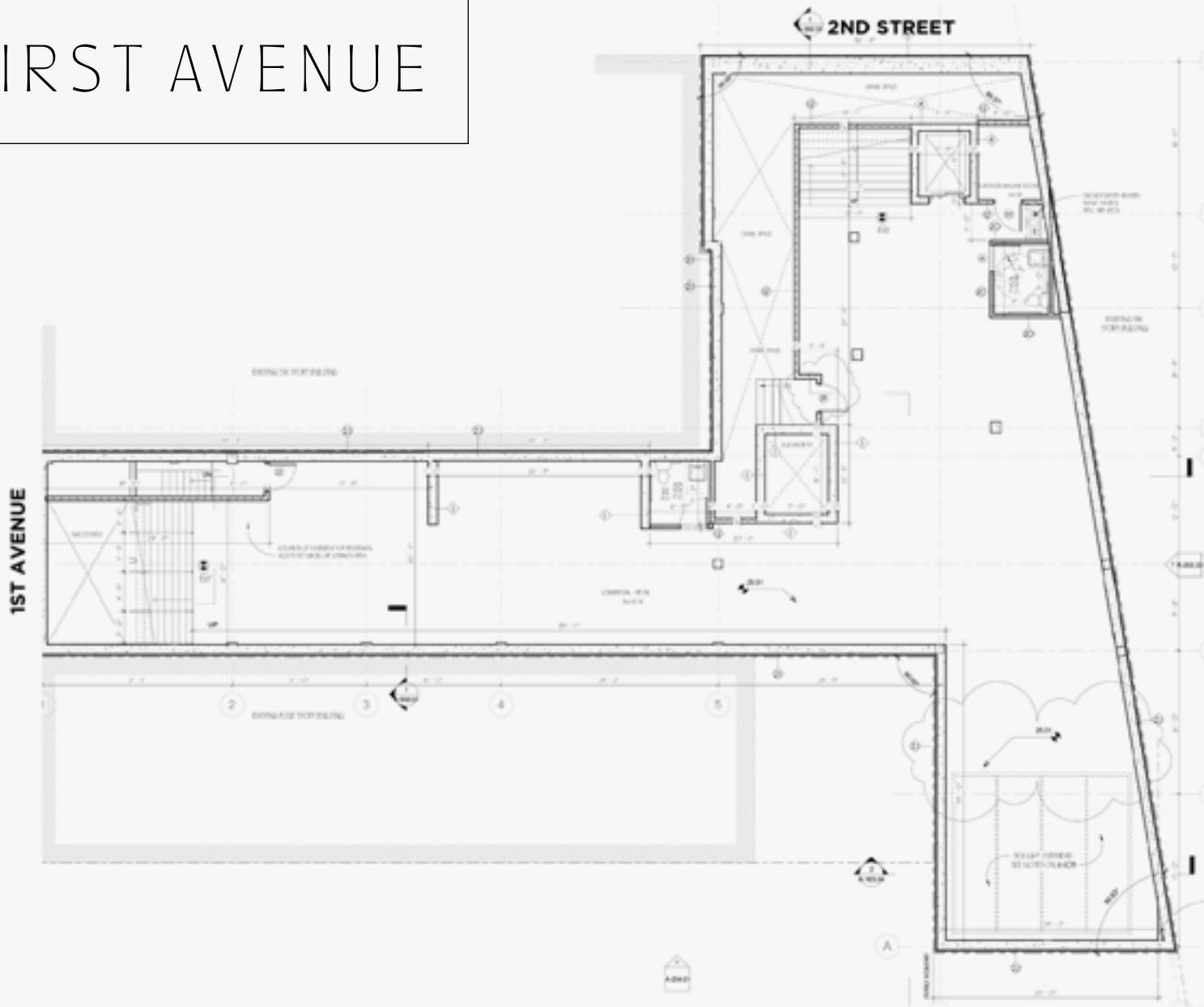


4000 CFM BLACK IRON HOOD



250 LB GREASE TRAP

24 FIRST AVENUE





24 FIRST AVENUE



KEYS TO THE CITY

24 FIRST AVE is situated at the gateway of one of Manhattan's most tightly-knit, proud, and historic communities. The Lower East Side and, specifically, the East Village brand has always included a strong support of local businesses. The East Village identity remains unique in all of New York City, and 24 FIRST AVE is uniquely positioned to attract consumers from The Lower East Side and greater Manhattan.

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