

340

W 46TH ST

BETWEEN 8<sup>TH</sup> & 9<sup>TH</sup> AVENUES



*Le Rivage Restaurant For Sale*  
*In The Heart of Restaurant Row / Theater District*

**GAVIOS**  
REALTY GROUP, LLC

*FHO*

W 46TH ST

*Traditional Country  
French Cuisine at its Best!*



**COMMENTS**

Fully Operational Restaurant to continue as "Le Rivage" with existing menu and staff. Excellent opportunity to take over existing profitable and high volume business with rapid payback period. Possession is immediate.

**SPECIAL NOTES**

- Turnkey and Fully Furnished with Full Liquor License.
- Highly Profitable Family Owned Restaurant Since 1984
- High Volume with Dedicated Clientele and Staff

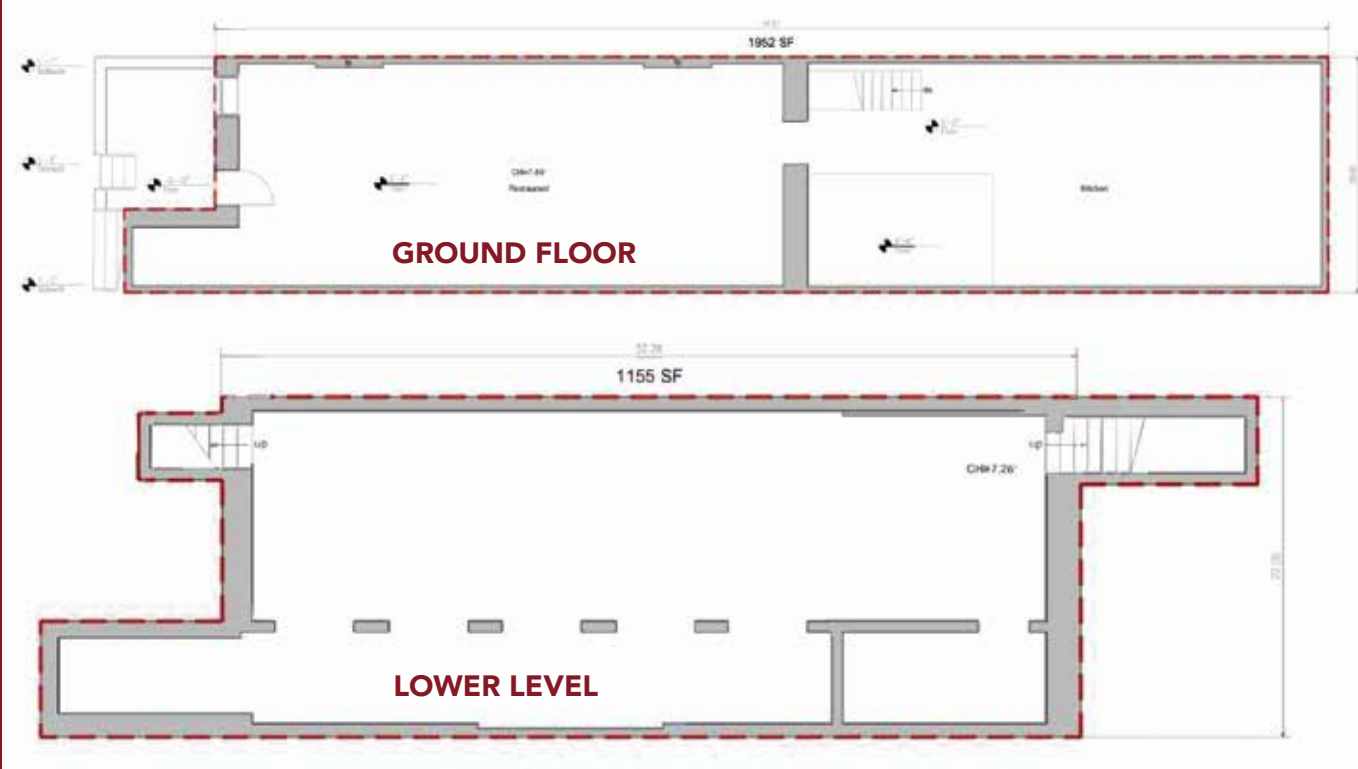
**GAVIOS**  
REALTY GROUP, LLC

# 340

W 46TH ST



*Cozy, Romantic,  
Elegant... & French*



#### SIZE

Approx 2000 sf ground  
Approx. 1100 sf lower level  
Outdoor seating available

#### KEY MONEY & RENT

Upon Request

**GAVIOS**  
REALTY GROUP, LLC

# 340

## W 46TH ST

### NEIGHBORHOOD

Heart of Theatre District Restaurant Row. Riu Palace Times Square, Becco, Barbetta, Frankie and Johnny's Steakhouse, Orso, Bar Centrale, Joe Allen, Don't Tell Mama, Sushi of Gari, Swing 46, Lattanzi, Sushi Seki, Deacon Brodie's Cuisine, Hold Fast Kitchen, Yum Yum Too, Tito Murphy's, Hotel Scherman, Bistro 46, Palermo Argentinian Bistro, New York Marriot Marquis, Richard Rodgers Theatre, Majestic Theater, St. James Theatre, Lena Horne Theatre

### TRANSPORTATION



**BUSES:** M50, M11, M20, M27, M104

### AARON GAVIOS

Chairman & CEO

aaron@gaviosrealty.com

www.gaviosrealty.com

14 Penn Plaza, Suite 1800

New York, NY 10122

T: 212-971-0007

C: 917-532-6895

Gavios Realty Group, LLC makes no warranty, expressed or implied, as to the accuracy or completeness of this communication and any attachment. This communication may contain errors and omissions. Nothing herein is binding on any party.

# GAVIOS

REALTY GROUP, LLC

