

# 192

## ALLEN ST

LOWER EAST SIDE

(EAST HOUSTON ST. - STANTON ST.)

GROUND FLOOR OF SIXTY LES BOUTIQUE HOTEL



LIVE MUSIC  
VENUE  
WANTED!

GAVIOS

REALTY GROUP, LLC



# 192 ALLEN ST



## INCLUDES HIGH END SOUND EQUIPMENT, STAGE, PROFESSIONAL LIGHTING AND SOUND RECORDING STUDIO!

TURNKEY BAR and Live Music Venue.  
Ground Floor of Sixty LES  
Boutique Hotel.  
Built out Bar. High Ceiling Height.

## SIZE

Ground: Approx. 1500 square feet  
Basement: Approx. 400 square feet  
Mezzanine  
Ceiling Height: Approx. 20 feet  
Frontage: Approx. 32 feet

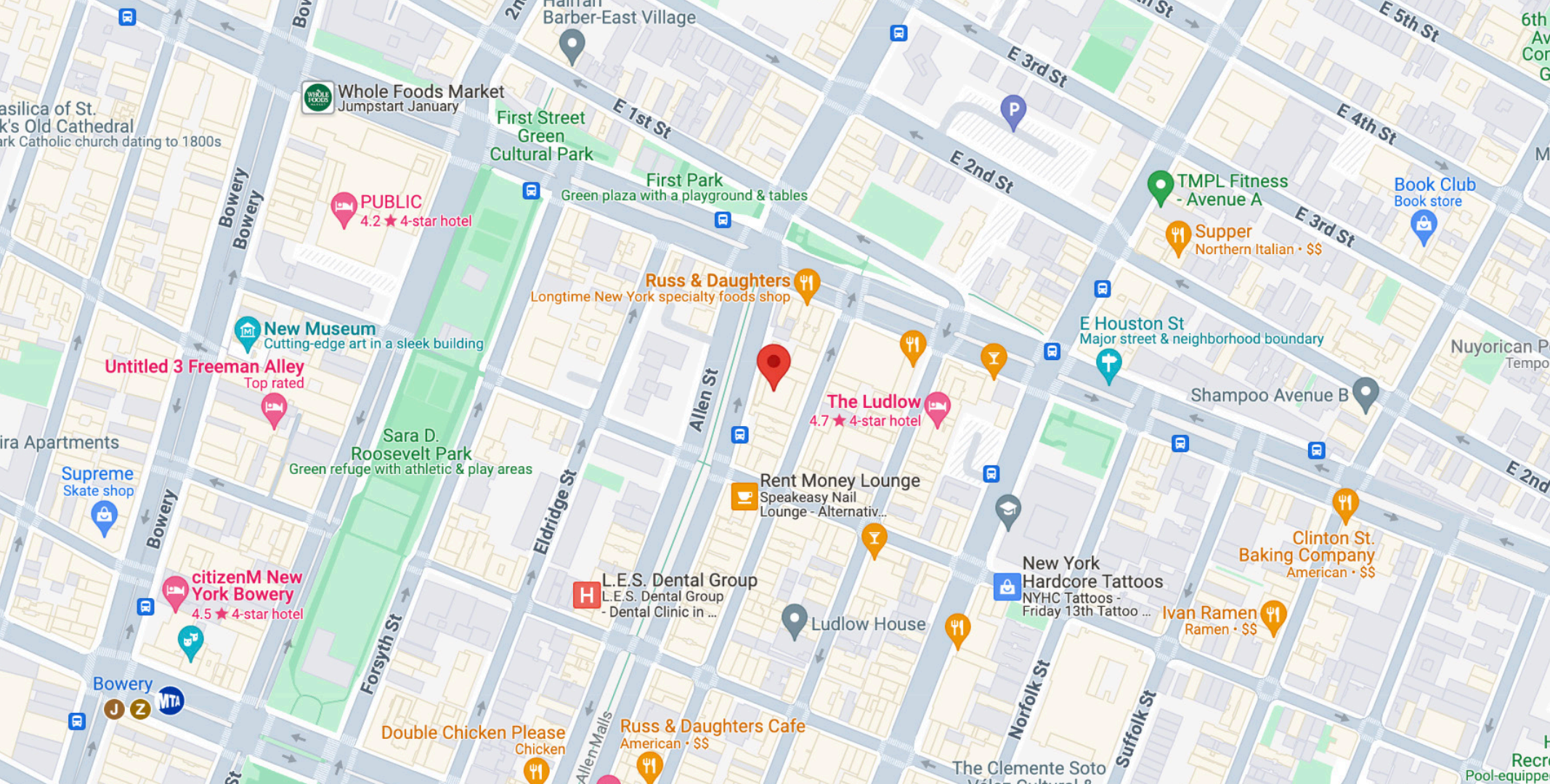
## PREVIOUSLY

Rockwood Music Hall.  
Previously had full liquor license.  
Currently vacant.

## COMMENTS

- Located in the heart of the Lower East Side, on the ground floor of the Sixty LES Boutique Hotel. Many boutique hotels in the immediate vicinity including Hotel Indigo, The Ludlow Hotel, Hotel on Rivington, Nine Orchard, The Bowery Hotel, The Standard East Village, Sohotel, The Nolitan Soho Hotel, and others
- Large, open space with highly-visible street frontage
- 183,000 area residents and growing within a .5-m radius
- 200+ restaurants and cafes within walking distance
- High traffic area, surrounded by boutiques, restaurants, museums and hotels
- Fully built out bar
- 4 subway lines within short walking distance





## NEIGHBORS

Russ & Daughters, Ludlow House, Katz's Delicatessen, Beauty & Essex, Piano's, Stanton Social, Hotel Indigo, The Ludlow Hotel, Hotel on Rivington, Nine Orchard, The Bowery Hotel, The Standard East Village, Sohotel, The Nolitan Soho Hotel, and others

## TRANSPORTATION



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