

BETWEEN  
AVENUE A AND  
AVENUE B IN THE  
EAST VILLAGE

511  
EAST  
12TH  
STREET

CAFFE  
*Corretto*

**GAVIOS**  
REALTY GROUP, LLC

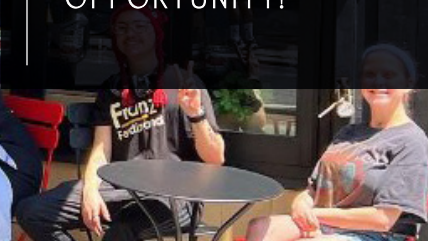


BEAUTIFULLY AND FULLY  
BUILT OUT SECOND  
GENERATION RESTAURANT  
WITH FULL LIQUOR LICENSE



TRULY TURN KEY  
WITH APPLIANCES  
AND FURNITURE

AMAZING  
FRONTAGE WITH  
OUTDOOR SEATING  
OPPORTUNITY!



# 511 EAST 12<sup>TH</sup> STREET



## ASKING RENT

Upon Request

## POSSESSION

Immediate

Previously Caffee Corretto

## SIZE

Approx. 1100 sf ground with approx. 1100 sf basement

## FRONTAGE

Approx. 20 feet

Opportunity for outdoor sidewalk seating

## COMMENTS

Fully built out Second Generation with full liquor license

Vented with gas and hood

Working HVAC

Busy corridor in East Village with heavy destination restaurant presence.

## NEIGHBORS

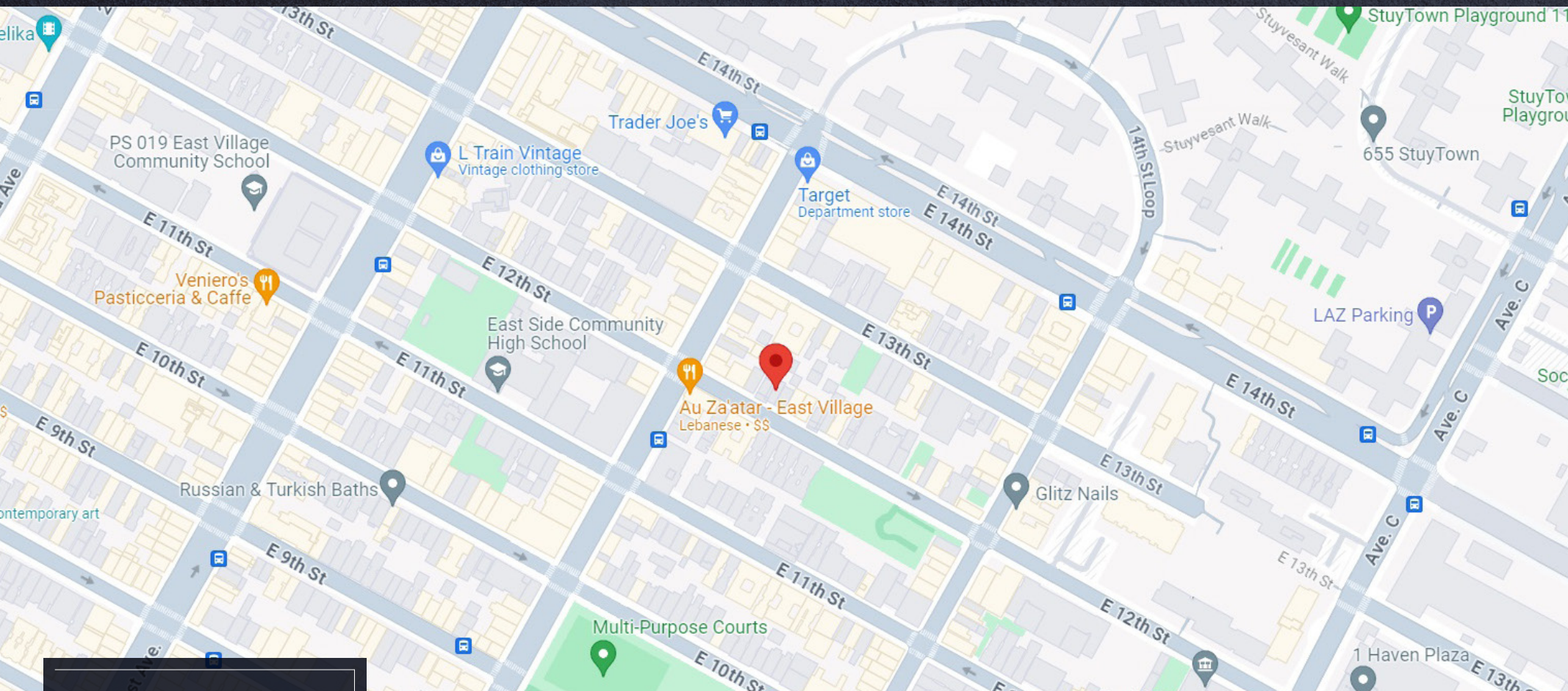
Target, Trader Joe's, Au Zatar Restaurant, 14 Street Y, Taverna Kyclades, T-Mobile, Empanada Mama, Stuyvesant Town, Stuyvesant Square Park, Tompkins Square Park, St. Marks Place. Upstate Craft Beer, Emmy Squared Pizza, Raku, Sigiri, SenYa, Spicy Moon, The Headless Widow, Yubu, Tile Bar, Abraco, The Grafton, Brooklyn Dumpling Shop, Cooper Square, McSorley's Old Ale House, Veselka, St. Marks Place, Veniero's Pasticceria

## TRANSPORTATION

4 5 6 L F

# GAVIOS

REALTY GROUP, LLC



# 511 EAST 12<sup>TH</sup> STREET

AARON GAVIOS

Chairman & CEO  
aaron@gaviosrealty.com

14 Penn Plaza, Suite 1800 New York,  
NY 10122  
Tel: 212.971.0007  
Fax: 212.971.1444  
www.gaviosrealty.com

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