

# 109 FIRST AVENUE

BETWEEN 6<sup>TH</sup> AND  
7<sup>TH</sup> STREET



**GAVIOS**  
REALTY GROUP, LLC

EAST  
VILLAGE  
NEW YORK



Beautifully and Fully Built Out  
Second Generation Restaurant  
with Liquor License

# 109 FIRST AVENUE

JOIN ADDA  
(UNAPOLOGETIC FOODS)  
OPENING NEXT DOOR

## SIZE

Approx. 1000 sf ground with full basement

## FRONTAGE

Approx. 12 feet

## COMMENTS

Fully built out second generation with liquor license  
Vented with gas and hood  
Working HVAC  
Busy First Avenue corridor in East Village with heavy destination restaurant presence.

## ASKING RENT

Upon Request

## POSSESSION

Available December 30  
Currently SenYa Japanese Restaurant

## NEIGHBORS

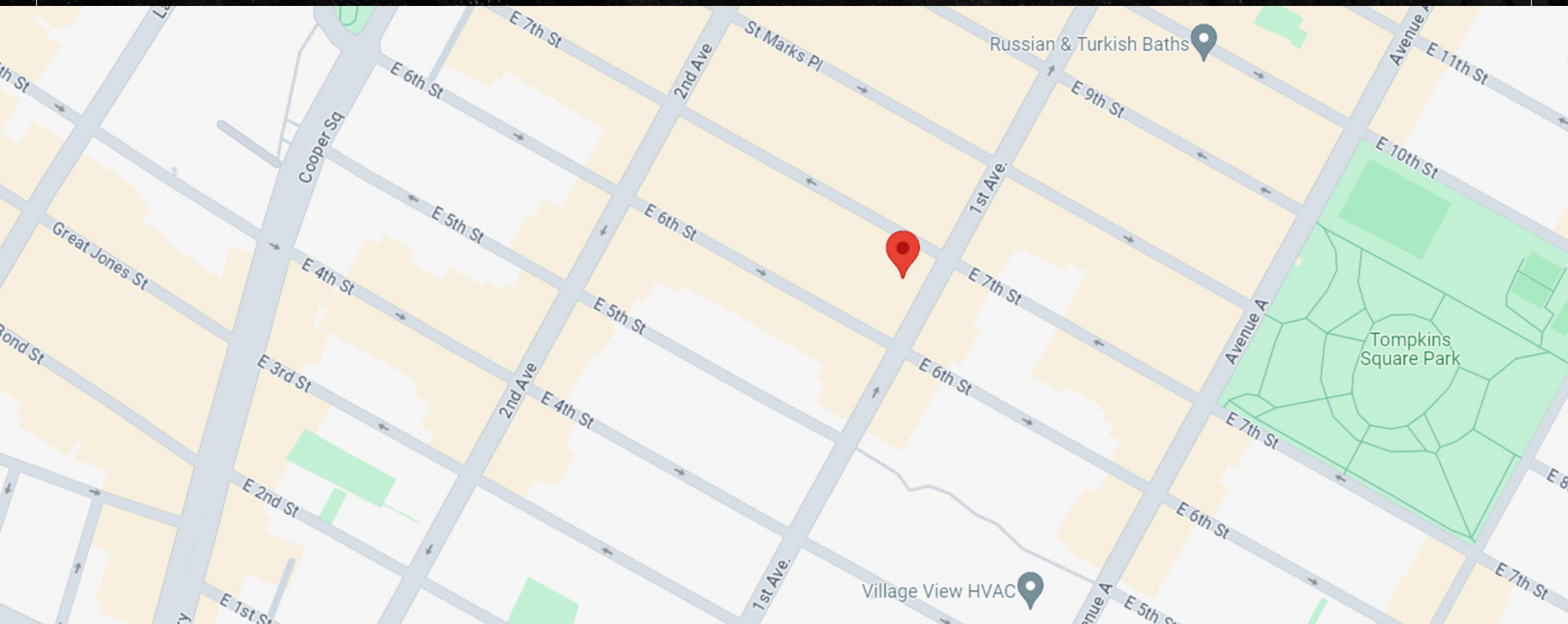
Upstate Craft Beer, Emmy Squared Pizza, Raku, Sigiri, , Spicy Moon, The Headless Widow, Yubu, Tile Bar, Abraco, The Grafton, Brooklyn Dumpling Shop, Tompkins Square Park, Cooper Square, McSorley's Old Ale House, Veselka, St. Marks Place, Veniero's Pasticceria

## TRANSPORTATION



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