

# 196 ALLEN STREET

IN THE *Lower East Side*  
BY THE SIXTY LES HOTEL

Retail Space  
Available

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GAVIOS  
REALTY GROUP, LLC

BETWEEN EAST HOUSTON ST  
& STANTON ST

**GAVIOS**  
REALTY GROUP, LLC

# 196 ALLEN STREET

BARS, LOUNGES, & OR LIVE MUSIC VENUE WANTED!

— TURNKEY BAR & LIVE MUSIC VENUE WITH STAGE —

*Next to Sixty LES Hotel!*

*Built Out Bar,  
High Ceiling Height*



## SIZE

Ground: Approx. 1000 sf  
Ceiling Height: Approx. 13 feet  
Frontage: Approx. 35 feet

## PREVIOUSLY

The "Legendary" Rockwood Music Hall.  
Previously had full liquor license.  
Currently vacant.

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## COMMENTS

- Located in the heart of the Lower East Side, below Sixty LES Hotel and across Hotel Indigo (296 rooms)
- 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, The Ludlow Hotel, Whole Foods, Equinox, Freemans, New Museum, Blue Ribbon Sushi, Black Seed Bagel, Vanda, The Rivington Hotel, The GEM Hotel, The Sixty LES Hotel, Hotel Indigo.

## TRANSPORTATION



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