



Kalmon Dolgin

AFFILIATES INC.

137

ELDRIDGE STREET
NEW YORK, NY 11002

**700 SF
GROUND FLOOR
+ 700 SF BASEMENT**

**ASKING \$450,000
RENT \$8,609/MO
R.E. TAXES \$1,350/MO
10-YEAR LEASE**

FOR LEASE



Kalmon Dolgin Affiliates exclusively presents this fantastic restaurant for lease in the Lower East Side neighborhood of Manhattan. The ground floor measures 700 SF plus a 700 SF basement with storage and office usage. Restaurant capacity is 32 seats in the dining room, with 10 high chairs at the bar.

FEATURES:

**700 SF GROUND FL + 700 SF BASEMENT
32 DINING SEATS
10 BAR SEATS
FULL LIQUOR LICENSE UNTIL MIDNIGHT
ELECTRIC KITCHEN - NON VENTED
2 CONVECTION OVENS
1 INDUCTION PLATE
2 LOW BOYS**

**10 YEAR LEASE
ASKING \$450K R.E. TAXES \$6K/YR
RENT \$8,609/MO R.E. TAXES \$1,350/MO**

LOCATION:

Located in the bustling neighborhood of L.E.S.
B, D train at Grand St. // J, Z train at Bowery St.
Plenty of foot traffic daily.
Excellent opportunity for investor or user!

**FOR MORE INFORMATION CONTACT
LICENSED REAL ESTATE SALESPERSON**

**JEROME VIDY
(OFFICE) 347-390-1129
(MOBILE) 917-968-1650
JEROMEVIDY@YAHOO.COM**



101 RICHARDSON ST. | BROOKLYN, NY 11211

718.388.7700

WWW.KALMONDOLGIN.COM

All information furnished regarding property for sale or rental is from sources deemed reliable but no warranty or representation is made as to accuracy thereof and same is submitted subject to error omissions, change of price rental or other conditions, prior sales, lease or withdraw without notice.



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