



## DETAILS:

Ground....1,600 SF approx.

Legal LL.....1,800 SF approx.

Frontage.....21'

Ceiling Heights.....10'

As exclusive agent for the Tenant, we are pleased to offer for sale: **GORGEOUS BRAND NEW MILLION DOLLAR INSTALLATION WITH GLASS ATRIUM AND TWO FULL 2 AM LIQUOR LICENSES**



Term.....10 Years  
Possession.....Immediate  
Price.....\$22,035/Month  
(including taxes & common charges)  
Key Money.....\$239,000



# 509 EAST 6TH STREET

*Located Between Avenue A and Avenue B*

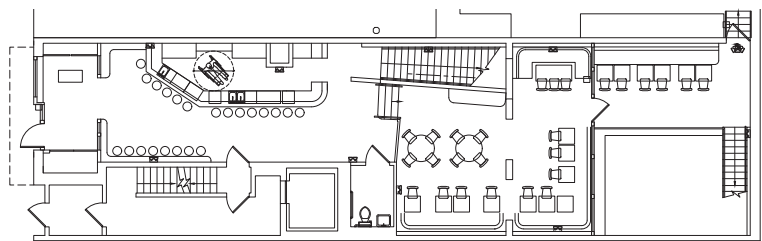
**SINVIN**  
COMMERCIAL REAL ESTATE & ADVISORY



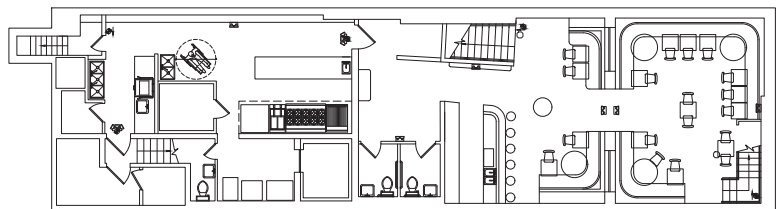


## FEATURES:

- Two full 2 AM liquor licenses
- Public Assembly permit for 140 people
- New million dollar installation
- Legal lower level has kitchen, dining room, bar and lovely glass atrium with soaring 20' ceiling
- New handcrafted wood storefront
- In the heart of the East Village
- Currently Out East
- Commission is a cobroke of 20% of the key money



Ground Level



Lower Level





## NEIGHBORS:

- Sidewalk
- Purple Ginger
- Club Cummings
- Identity
- Love Shine
- Wood House
- Carma East
- Buenos Aires
- Cholo Noir

*PLEASE CONTACT:*

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