

PRIME OPPORTUNITY!

254 W 23rd St

RESTAURANT / BAR
FOR LEASE

CHELSEA, NYC

\$35,000 per month (Triple Net Lease)



**Former Dining Area, and Garden Layout*

PROPERTY FEATURES

- Lower level formerly *East of Eighth*
- Upper level floors Office/ Studio space
- Former full 4AM Liquor License
- PA possible
- TAXES - 100%
- BEAUTIFUL SECRET GARDEN
- *Divisions Considered

Upper Level1,225 SF
 Lower Level.....1,225 SF
 Garden.....1,050 SF
 2nd & 3rd Floor.....800 SF
 Basement.....800SF

NEIGHBORHOOD HIGHLIGHTS

- Near C and E Train
- Jake Saloon, The Half King, FIT, The High Line, El Quijote, Cinopolis Movie Theater and The Meatball Shop

TOWERBROKERAGE.COM | 341 E. 10TH STREET NY, NY 10009 | 212.673.7333

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Listing Update 7/6/17

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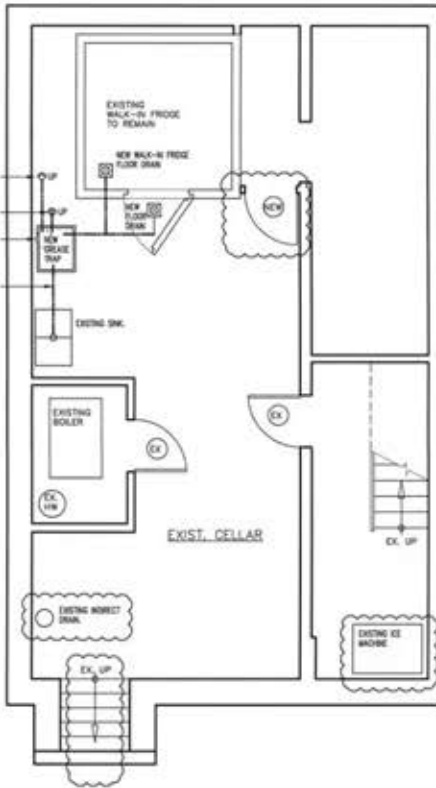


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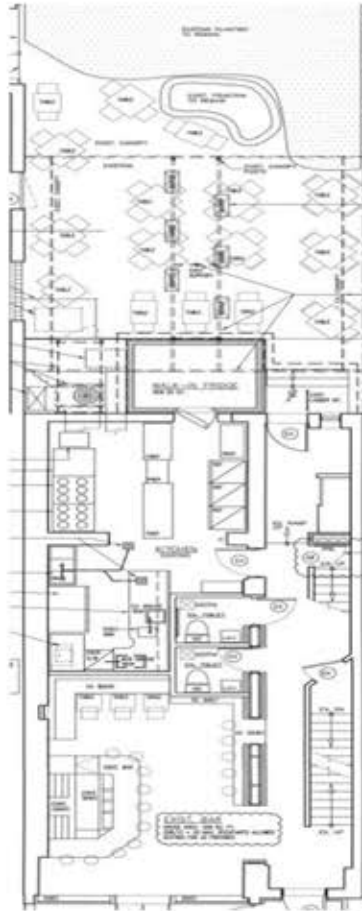
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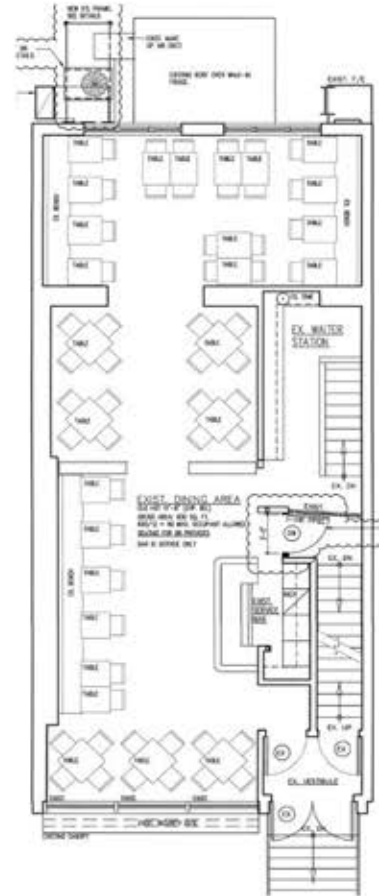
RESTAURANT / BAR
FOR LEASE



**Plans of Storage / Sub-Basement*



**Former Seating Plan / Ground Floor
and Garden Area.*



**Former Dining Plans*



**Office / Studio
(2nd & 3rd Floor)*

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COMMERCIAL & RESIDENTIAL REALTY