



KADEN
OFFICE • RETAIL • INVESTMENT SALES

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ASSET SALE

Midtown East,
Manhattan



PROPERTY INFORMATION

Ground Floor:

Approx. 3600 RSF

Lower Level:

Approx. 1200 RSF

Total Square Footage:

Approx. 5000 RSF

Frontage:

50 Feet

Lease Term:

Thru 8/31/2031

(possible extension through option)

Current Rent:

\$24.720

(Market Value \$35.000 - \$37.000)

Seating Capacity:

149 inside + 22 Sidewalk cafe

Asking Key Money:

Upon Request

Possession:

Arranged

About the space:

Recently Gut Renovated

Brand New Floors

New HVAC System

3 Bathrooms (1 ADA)

Full Liquor License till 12am

Private Party Room

Privee Area + VIP Table

Fully Equipped Kitchen in mint condition

22 Feet hood

3 Walk-in Boxes

**Address**

Kaden Realty Inc.
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Suite 8500 New York,
New York 10007

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COMMENTS:

This prime Midtown East restaurant offers outstanding value and visibility. Recently renovated, it spans 5,000 RSF across two levels with a prominent 50-foot frontage. The spacious layout accommodates 149 indoor seats plus a 22-seat sidewalk cafe. Fully equipped with a modern HVAC system, ADA-compliant bathrooms, a 22-foot hood, and a full liquor license until midnight, the space is ready for immediate operation.

With rent well below market at \$24,720/month (market rate: \$35,000-\$37,000), and a 7+5 year lease term, this opportunity combines location, value, and turnkey appeal in a high-demand area.

About the Neighborhood:

High Foot Traffic: *With landmarks like the UN Headquarters, Grand Central Terminal, and the Chrysler Building, Midtown East draws a constant flow of visitors and commuters, providing a steady customer base for restaurants and cafes.*

Corporate Clientele: *Numerous corporate offices and headquarters drive demand for quality dining options for business meetings, client lunches, and after-work gatherings, ensuring a consistent weekday clientele.*

Luxury Hotels: *Midtown East's luxury hotels cater to business and leisure travelers, often partnering with local F&B venues for catering and events, expanding business opportunities.*

Diverse Demographics: *The blend of tourists, office workers, and residents creates a varied customer base, allowing F&B businesses to offer diverse cuisines and concepts to appeal to broad tastes.*

Accessibility: *With multiple subway lines and proximity to Grand Central, Midtown East is highly accessible, encouraging more diners to visit the area.*

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INTERIOR



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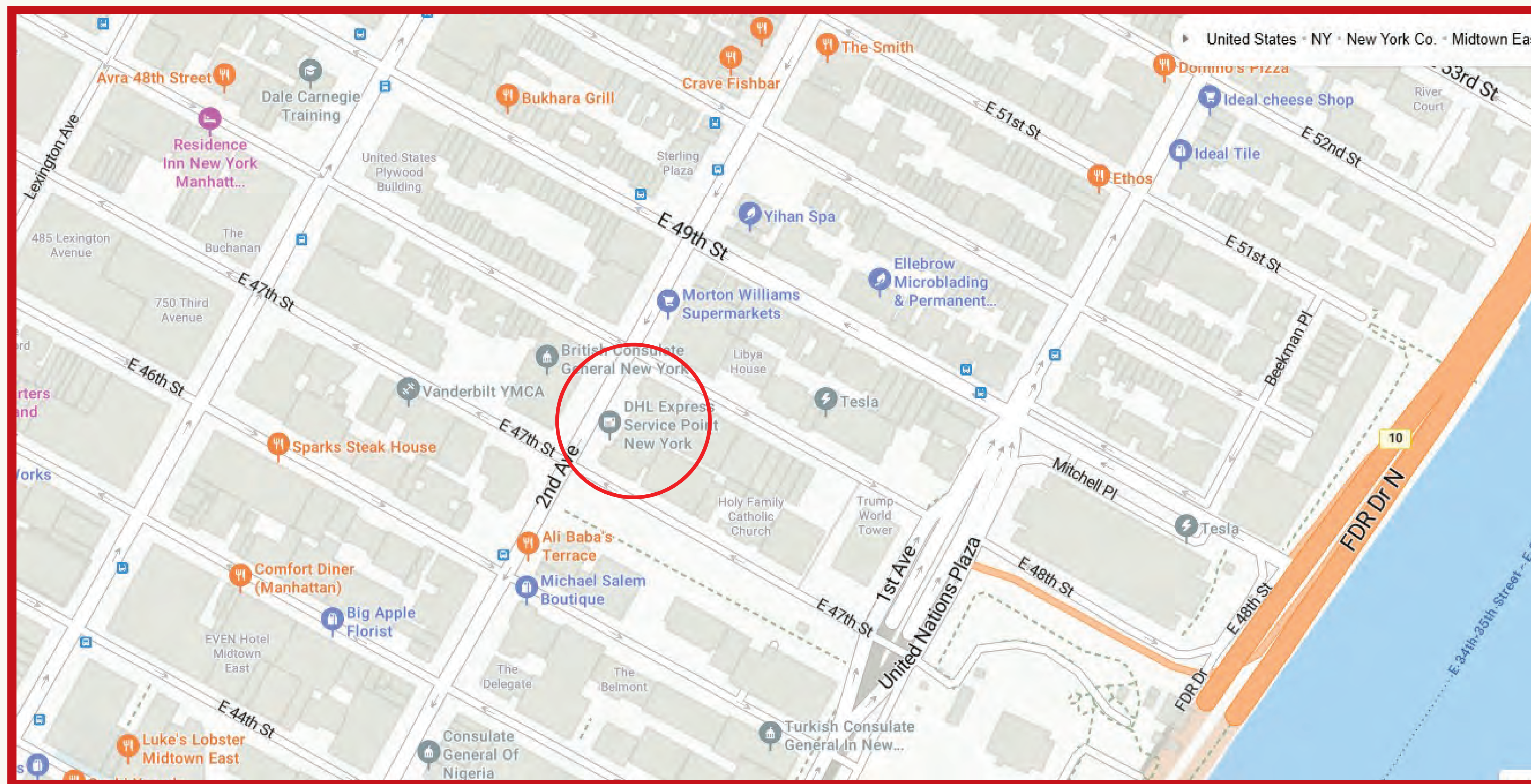
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NEIGHBORS



LOCATION



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