

CONFIDENTIAL

SALE MEMORANDUM · TURNKEY ASSET



AN OPPORTUNITY

Designer Café. *Turnkey.*



Midtown Manhattan

Landmark Pre-War Luxury Condominium · New York

ASKING PRICE

Upon Request

SIZE

~500 SF

LEASE REMAINING

8 Years

MONTHLY RENT

\$7,983

THE OPPORTUNITY

INVESTED IN BUILD-OUT

\$250K+

Designer-grade build-out completed 2024.
Not the asking price — available upon request.

A rare opportunity to step into a fully operating café with a built-in customer base. The host building is a landmark pre-war luxury condominium with approximately 575 residences — a daily captive audience walking past the door.

Steps from Columbus Circle, Central Park, Lincoln Center, the Theater District, and Billionaire's Row. The corridor delivers heavy daytime office traffic, evening leisure crowds, and year-round tourism — multiple revenue waves, every day.

Acquire a *designer build-out* for a fraction of the cost.

- 01 Skip the construction.**
9+ months of permits, build-out, and Condo Board approval avoided entirely.
- 02 Skip the capital.**
Equivalent build-out today would cost \$300,000+ between design, permits, and lost rent.
- 03 Skip the launch risk.**
Operating business with established brand identity, signage, and all licenses in place.
- 04 Below-market rent.**
Current rent is at or below corridor market for the next several years of the lease.



THE ASSET

What you're *acquiring.*

AT A GLANCE

LOCATION	Midtown Manhattan
SIZE	~500 SF, ground floor
FRONTAGE	Arched glass façade
LEASE EXPIRATION	June 30, 2034
LEASE REMAINING	8 years
MONTHLY RENT	\$7,983
PERMITTED USE	First-class café



WHY THIS MATTERS

*Building this from
scratch in NYC takes
9 months and \$300K+.*

You're skipping all of it.

INCLUDED IN THE SALE

- › Commercial espresso machine & grinder
- › Glass pastry display case
- › Display refrigerator, kitchen fridge, milk fridge
- › Convection oven, microwave, mixer, blender
- › Three-compartment sink & dishwasher
- › Custom marble bistro tables & banquette
- › Velvet seating, sculptural pendant lighting
- › POS system & surveillance cameras
- › Interior & exterior branded signage
- › All FF&E, smallwares, fixtures, licenses



Bledar Asllani
Principal, Kaden Business Consulting
bledar@kaden.nyc
212.729.3526

Request full details.

Detailed lease terms, equipment schedule,
and tour availability provided to qualified
buyers under NDA.

All information has been obtained from sources believed reliable but is not guaranteed. No representation is made as to accuracy. Buyers should conduct independent due diligence. Assignment of lease is subject to landlord consent. This offering is confidential and intended for informational purposes only.