



ASSET SALE
CONFIDENTIAL · NDA REQUIRED

EXCLUSIVE ADVISOR · F&B SPECIALISTS · NEW YORK

WEST VILLAGE · MANHATTAN · NEW YORK

ESTABLISHED ITALIAN RESTAURANT & WINE BAR

Full-service · ~50 seats · Beer & Wine license — full liquor upgrade possible

ASKING

Upon Request

Asset sale · Inquiries by NDA

EXCLUSIVE ADVISOR

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THE OPPORTUNITY

A turnkey full-service Italian restaurant and wine bar in the heart of the West Village — one of Manhattan's most coveted neighborhood dining corridors. Established 2021 with approximately 4.7 years remaining on the existing 10-year lease, landlord open to a new 10-year lease for qualified operators, established kitchen and floor team, and an active Beer & Wine license at the premises. Built for the operator who values a turnkey opening in one of Manhattan's most desirable dining corridors.

PROPERTY INFORMATION

LOCATION	West Village · Manhattan, NYC
CONCEPT	Full-service Italian restaurant & wine bar
ESTABLISHED	Operating since 2021 · 10-year lease
PREMISES	Ground floor + basement Dining room, bar, kitchen, prep & storage
SEATING	~50 total Dining room: 28 · Bar: 4 · Sidewalk café: 18 (seasonal)
LICENSE	Beer & Wine in place Full liquor possible (subject to SLA & CB2 approval)
LEASE	~4.7 yrs remaining New 10-yr lease available to qualified operators
CURRENT RENT	~\$15,300/mo Base rent + RE tax pass-through · 3.0% annual escalator
ASKING PRICE	Upon Request
TRANSITION	Reasonable owner transition support included

HIGHLIGHTS

- **Turnkey West Village opening.** Fully built-out dining room, bar, and kitchen with sidewalk café permit, active license at the premises, and trained team in place — ready to operate from day one.
- **Beer & Wine license active at the premises** — premises and concept support a full on-premises liquor upgrade through the new operator's SLA application as a clear buyer value-add.
- **Lease flexibility.** Existing lease assignable with ~4.7 years remaining at a below-market 3.0% annual escalator, or step into a fresh 10-year lease at market terms with landlord cooperation.
- **Wine-led program with established demand.** Curated by-the-bottle and by-the-glass list anchored by a dedicated cellar, with strong customer recognition in the neighborhood.
- **Multiple unrealized growth levers.** Lunch and brunch programming, private events and buyouts, expanded wine retail, full liquor upgrade unlocking cocktail revenue. 2026 same-period revenue tracking modestly ahead of 2025.
- **Asset sale structure with transition support.** Buyer takes FF&E, leasehold improvements, license, and goodwill — free of seller's liabilities. Reasonable owner transition support included.

~50

SEATS · INDOOR + PATIO

~4.7 yrs

LEASE REMAINING

2021

ESTABLISHED

Beer & Wine

FULL LIQUOR UPGRADE POSSIBLE

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Inquiries by NDA · CIM and site visits after NDA

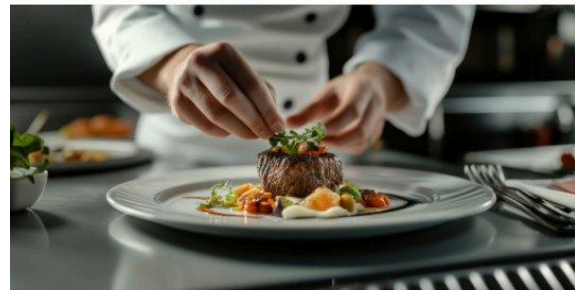
INTERIORS

Representative imagery shown · not the actual restaurant. Actual site visits available to qualified buyers under NDA.



DINING & WINE PROGRAM

Intimate dining room · curated wine list · candlelit ambiance · neighborhood Italian character



FULL KITCHEN

Trained kitchen team in place · fully equipped line · walk-in storage downstairs

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NEIGHBORHOOD

Located in the West Village — among Manhattan's most desirable residential and dining neighborhoods. Cobblestone streets, Federalist row houses, century-old townhouses, and a dense concentration of independent restaurants, bars, boutiques, and cultural anchors. Foot traffic is year-round, residential, and cosmopolitan.

WEST VILLAGE AT A GLANCE

One of Manhattan's most affluent and tightly-held submarkets. Median household income exceeds \$200K. A historic district whose narrow streets and landmark architecture cap new development, limiting restaurant supply and supporting premium pricing. Home to celebrity residents, fashion houses, and one of NYC's most active independent dining scenes.

NOTABLE NEIGHBORS · DINING & HOSPITALITY

Carbone	Major Food Group · Italian-American institution
Via Carota	Sodi & Williams · all-day Italian icon
L'Artusi	West Village Italian mainstay
Minetta Tavern	Keith McNally · landmark since 1937
Magnolia Bakery	Global cupcake destination · since 1996

I Sodi	Rita Sodi · acclaimed Tuscan
Don Angie	Scott Tacinelli · modern Italian-American
Buvette	Jody Williams · gastrothèque
The Spotted Pig	Historic gastropub address
Joe's Pizza	Carmine Street · since 1975

CULTURAL & CIVIC LANDMARKS

Stonewall Inn	National Historic Landmark
Whitney Museum	American art · Renzo Piano building
Washington Square	NYU anchor · 9.75 acres · iconic arch
Friends Building	Bedford St · global tourist destination
Comedy Cellar	Maddougal St · legendary stand-up venue

Hudson River Park	4-mile waterfront park · Pier 45
High Line	1.45-mile elevated park · entry blocks away
IFC Center	Independent cinema · 6th Ave
Carrie's Stoop	Perry St · Sex and the City landmark
Village Vanguard	Jazz · Seventh Ave South · since 1935

TRANSPORTATION

1 Train	Christopher St-Stonewall · Houston St · Local 7th Ave
B · D · F · M Trains	West 4th St-Washington Sq · 6th Ave hub
L Train · 2 · 3 Trains	14th St crosstown & 7th Ave Express

A · C · E Trains	West 4th St-Washington Sq · 14th St
PATH Train	Christopher St & 9th St · direct to NJ
CitiBike & Greenway	Stations within 1–2 blocks · Hudson River cycling access

EXACT LOCATION DISCLOSED UNDER NDA

Specific street address, business name, and operator identity provided to qualified buyers after Non-Disclosure Agreement and basic financial qualification.

TRANSACTION SUMMARY

ASKING PRICE

Asset sale · Terms by NDA

Upon Request

STRUCTURE

Asset Sale

Buyer takes FF&E, leasehold improvements, and goodwill — free of seller's liabilities. NY bulk sale process applies.

LEASE

Assignment or New 10-Year

Assignment of existing lease with ~4.7 years remaining at below-market 3.0% escalator, or new 10-year lease at market terms directly with landlord.

LICENSE

Beer & Wine

Active Beer & Wine license at the premises. New operator to obtain license through SLA in their own name; premises and concept may support upgrade to full on-premises liquor (subject to SLA and Community Board approval).

HOW TO ENGAGE

01

Submit Inquiry

Buyer background and proof of funds

02

Execute NDA

Standard mutual agreement

03

Receive Package

Full CIM, financials, asset list, lease terms

04

Site Visit

Private walk-through outside service hours

05

LOI to Closing

Non-binding LOI · 60–90 day close target

EXCLUSIVELY LISTED BY



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