

# 85 First Avenue

East Village | NEW YORK, NY

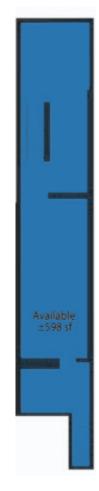


## 85 First Avenue

### East Village | NEW YORK, NY

#### Floor Plans





Lower Level

#### LOCATION

Between Fifth & Sixth Street

#### SIZE

Ground 595 SF Lower Level 598 SF Total 1,193 SF

#### FRONTAGE

Ground 10'

#### **ASKING RENT**

\$9,000/Month

#### **TERM**

Negotiable

#### **FORMERLY**

The Chippery

#### **POSSESSION**

Immediate

#### **NEIGHBORS**

Emmy Squared, Starbucks, upstate craft beer & oyster bar, Mister Paradise, SenYa, 7<sup>th</sup> Street Burger, Death & Co, Sushi Dojo, Hunan Slurp, and Lil' Frankie's.

#### **COMMENTS**

- Fully vented gas kitchen
- Contiguous storage basement
- Sidewalk cafe seating
- Dense residential population

Ground