



The Iconic Former Caffè Vivaldi Available For The First Time In 30 Years

32 JONES STREET

BETWEEN WEST 4TH & BLEECKER STREETS

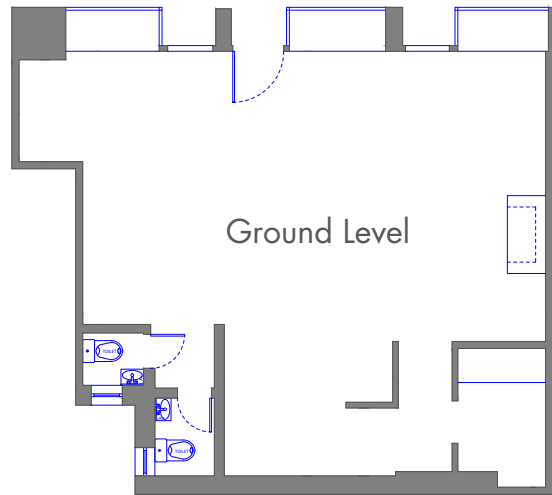
Ground... **800 SF Approx.**
Basement. **350 SF Approx.**
(non-contiguous storage)
Frontage..... **32'**
Ceilings..... **10'**
Term..... **10 Years**
Possession..... **Immediate**
Price..... **\$12,995/Month**

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NEIGHBORS:

- Jones Street Wine
- Kryolan
- Florence Meat Market
- Cones
- Keste
- John's Pizza
- Amy's Bread
- Murray's Cheese
- David's Tea
- Baker & Co.
- Tacombi
- Juice Generation
- Bantam Bagels
- Faicco's
- The Mask Bar



SPACE FEATURES:

- The iconic former Caffe Vivaldi
- Situated on a charming West Village side street, yet just off the corner of busy Bleecker
- Wide frontage with 3 classic bay windows and blade signage
- A classic old school coffee shop with plenty of exposed brick, a fireplace, and dark wood floors
- Former full liquor license
- Landlord will vent for qualified tenants
- In vanilla box condition

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