

# 158 EIGHTH AVE

BETWEEN WEST 17TH & 18TH STREETS

CHELSEA

MONTMARTRE

700 SF REAR GARDEN SPACE  
IDEAL FOR OUTDOOR DINING

156

FRENCH:  
Le Jardin à  
Montmartre  
est ouvert!  
ENGLISH:  
The garden  
is open!

# 158 EIGHTH AVE

BETWEEN WEST 17TH & 18TH STREETS | CHELSEA

## PROPERTY HIGHLIGHTS

- Fully vented with kitchen in place
- Garden space ideal for outdoor dining
- Private dining on lower level
- No key money



TENTH AVE

NINTH AVE

EIGHTH AVE

SEVENTH AVE

### WEST 23rd ST

NEW YORK BURGER CO  
DON GIOVANNI PIZZA  
EMPIRE DINER

RAIL LINE DINER  
GARBER HARDWARE  
PRIME BARBER SHOP  
CHELSEA FRAMES

HA HA FRESH CORP.  
FONDA (MEXICAN)  
LE GRAINNE CAFE

HEALTH FOOD & VITAMIN CITY  
WINE ON NINE  
INTELLIGENTSIA COFFEE  
LA BERGAMOTE (FRENCH)

COOKSHOP  
HIGHLINE WINE MARKET

BOCCA DI BACCO (ITALIAN)  
F ROZZO & SONS  
(SEAFOOD WHOLESALER)

LES ATELIERS COURBET  
SPINA BRIDE  
CHELSEA SQUARE MARKET

STAR ON 18 (DINER)  
Artichoke  
Basilie's Pizza

COMME DE GARCONS  
SOULCYCLE  
Wes, ern Beef

CHELSEA MARKET  
BUDDARAN  
LOS TACOS No. 1

BLUE BOTTLE COFFEE  
STARBUCKS RESERVE  
Apple

AROQA (INDIAN)  
RAY'S PIZZA  
THE MEATBALL SHOP

RITE AID  
PASTAI (ITALIAN)  
BILLY'S BAKERY

Aesop.  
MERCHANTS WINE BAR  
MILK & HOPS  
LOLLINO GELATERIA

MULEH (CLOTHING)  
OMAI (VIETNAMESE)  
WORTHWILD (BAR)  
ROYAL CARE PHARMACY

GOHAM PIZZA  
THE 18TH ROOM  
BATHTUB GIN  
CHELSEA DELI

WELLS FARGO  
STELLA'S PIZZA  
ALASKA FOOD MARKET

TAO  
CATCHSTEAK

Google  
STARBUCKS

F-Mobile  
OLD HOMESTEAD STEAKHOUSE  
L'OCCITANE  
Columbia Sportswear Company

C  
E

POPEYES  
Apple Bank  
Murray's BAGELS  
the Vitamin Shoppe  
STARBUCKS  
SMOOTHIES & BUBBLE TEA

momofuku  
ROMANO COBBLER  
MILK BAR CHELSEA

THE SANDWICH ARMY  
TEMERARIO (MEXICAN)

LASAGNA CHELSEA  
MARDANA (CLOTHING)  
Bareburger  
HANDLES

GRAND SICHUAN EASTERNS  
MURPHY BED EXPRESS  
SQUARE DELI

NY GYRO EXPRESS  
THAI SLIDERS  
Capital One

just salad  
CVS  
STARBUCKS

PAD THAI NOODLE LOUNGE  
YANNI'S COFFEE  
MATTRESS FIRM  
BAR B  
SABON

A  
C  
E  
L

GOURMET DELI  
LA TAZA DE ORO  
XIAN FAMOUS  
HSBC  
DISTRICT LOCAL (GASTROPUB)  
MUSCLE MAKER GRILL  
DAVIS OPTICAL  
THE DONUT PUB  
edible arrangements

1

### SIZE

Ground Floor  
Legal Lower Level  
Sub Cellar  
Outdoor Garden

750 SF  
750 SF  
750 SF  
700 SF

### FRONTAGE

15'

### POSSESSION

Immediate

### TRANSPORTATION

A C E L 1

### NEIGHBORS



### CONTACT OUR BROKERS FOR MORE INFORMATION:

DANIEL KESTENBAUM

DKestenbaum@ksrny.com

347.204.4935

DAVID GREEN

DGreen@ksrny.com

516.320.0260

All information supplied in this marketing presentation and/or flyer is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of listings from sale/lease and to any listing condition. Any square footage, dimensions, floor plans and/or technical data set forth are approximations and are subject to further elaboration/confirmation.

# 158 EIGHTH AVE



CONTACT OUR BROKERS  
FOR MORE INFORMATION:

**DANIEL KESTENBAUM**  
DKestenbaum@ksrny.com

**347.204.4935**

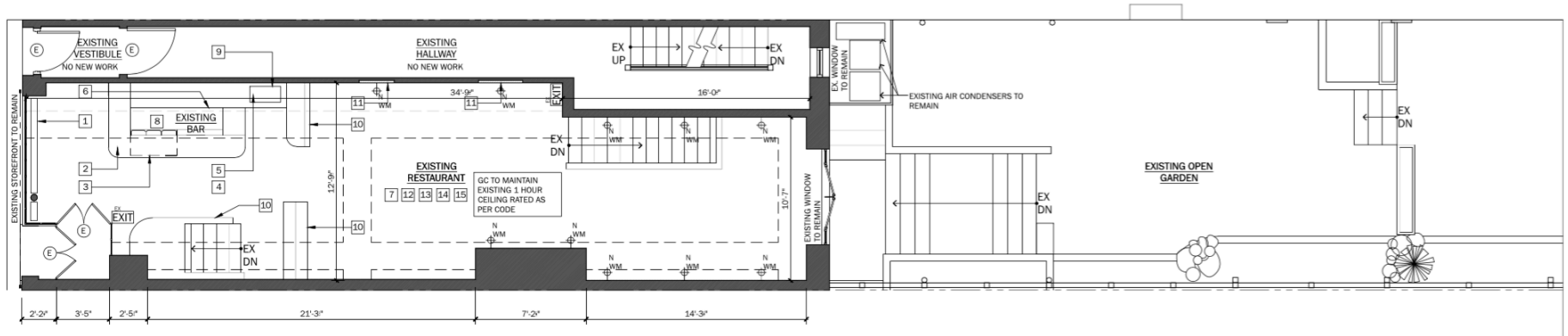
**DAVID GREEN**  
DGreen@ksrny.com

**516.320.0260**

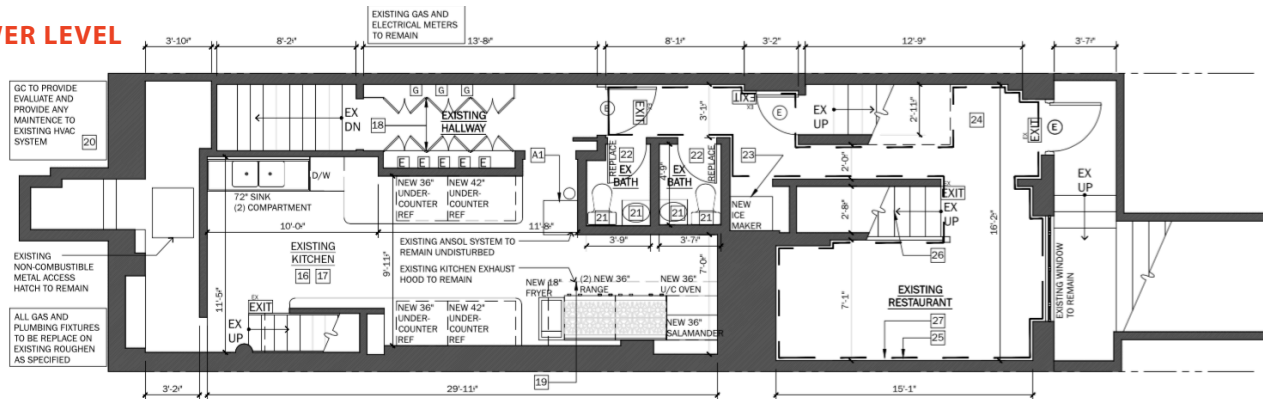
All information supplied in this marketing presentation and/or flyer is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of listings from sale/lease and to any listing condition. Any square footage, dimensions, floor plans and/or technical data set forth are approximations and are subject to further elaboration/confirmation.

# 158 EIGHTH AVE

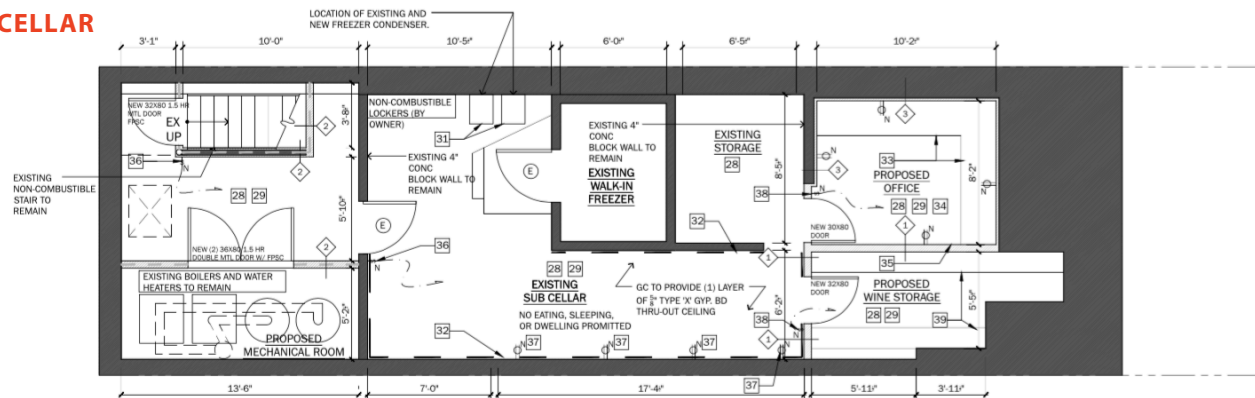
## GROUND FLOOR



## LOWER LEVEL



## SUB CELLAR



**CONTACT OUR BROKERS FOR MORE INFORMATION:**

**DANIEL KESTENBAUM**  
 DKestenbaum@ksrny.com

**347.204.4935**

**DAVID GREEN**  
 DGreen@ksrny.com

**516.320.0260**

All information supplied in this marketing presentation and/or flyer is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of listings from sale/lease and to any listing condition. Any square footage, dimensions, floor plans and/or technical data set forth are approximations and are subject to further elaboration/confirmation.