



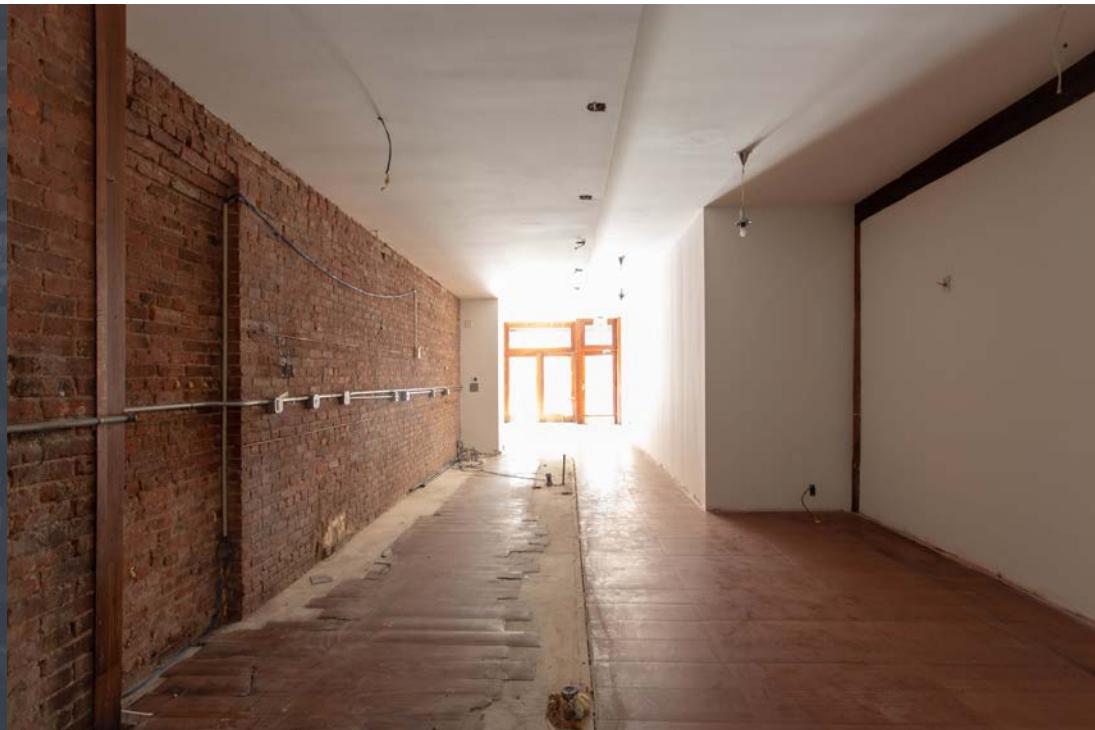
Renovated Store In The Heart Of The Hells Kitchen Theater District

# 653 NINTH AVE | NORTH

BETWEEN 45TH STREET & 46TH STREET

Ground.....1,000 SF  
Basement.....350 SF  
Frontage.....12'  
Ceilings.....10'  
Term.....Negotiable  
Possession.....Immediate  
Price.....\$14,995/Month

 **SINVIN**  
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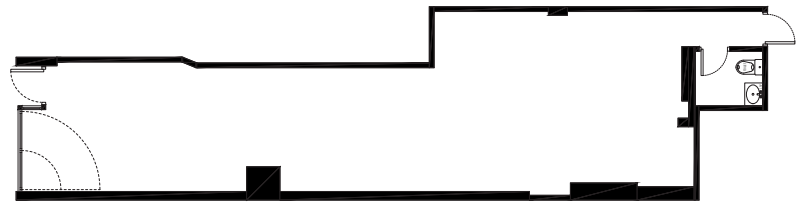




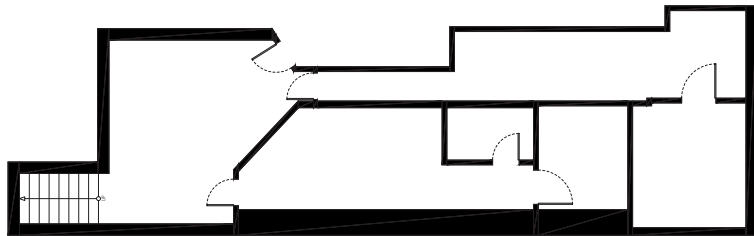
## NEIGHBORS:

- Birdland
- Nizza
- Marseille
- Chipotle
- 5 Napkin Burger
- Intercontinental Hotel
- The Producers Club
- Don Giovanni
- Schmackary's
- Amy's Bread
- Obao
- Southern Hospitality

Ground



Basement



## SPACE FEATURES:

- Recently renovated space with pretty wooden windows
- Charming interior, recently renovated
- Block is busy 24/7 with a wonderful mix of pedestrian traffic, tourists, office workers, and residents
- Good for a myriad of uses: food, fashion, salon
- Backyard available
- Landlord will vent for qualified tenant

## PLEASE CONTACT:

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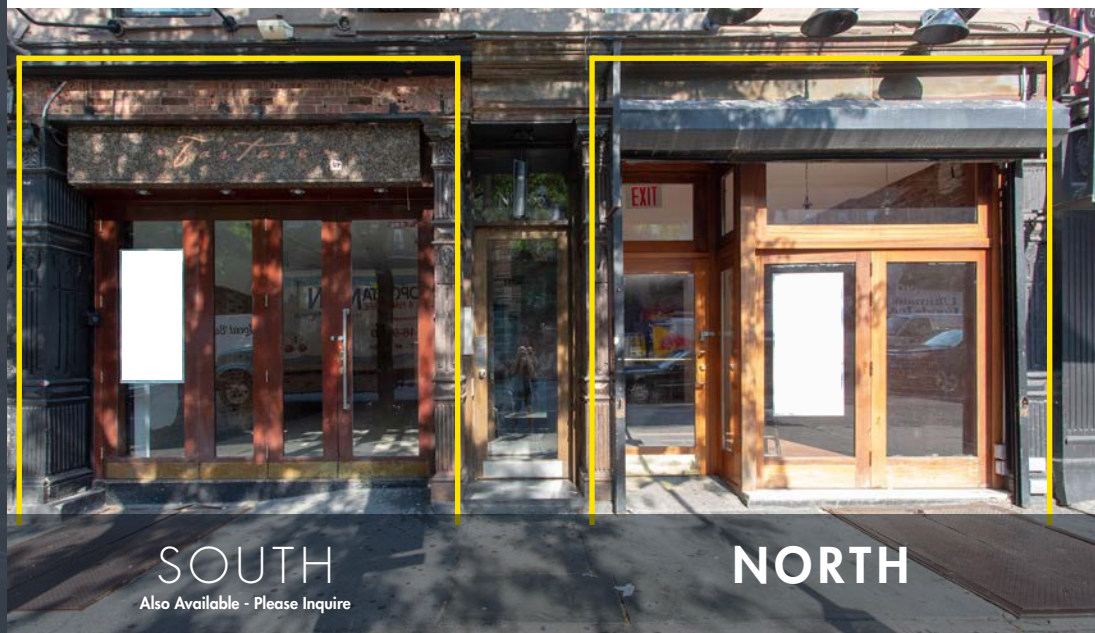
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**SOUTH**  
Also Available - Please Inquire

**NORTH**