



As exclusive agents for the tenant we are pleased to offer for sale:
**PRICED FOR QUICK SALE - KEY MONEY DRASTICALLY REDUCED - GORGEOUS RECENTLY RENOVATED
RUSTIC RESTAURANT WITH FULL LIQUOR AND WOOD BURNING OVEN**

2791 BROADWAY

LOCATED BETWEEN 107TH STREET & 108TH STREET



DETAILS :

Ground Level.....1,503 SF
Basement.....934 SF
Sidewalk cafe.....539 SF
Frontage.....60'
Term...11 yrs + 5 yr option
Possession.....Arranged
Current Rent.\$16,937/Mo
Key Money..\$239K OBO



 **SINVIN**
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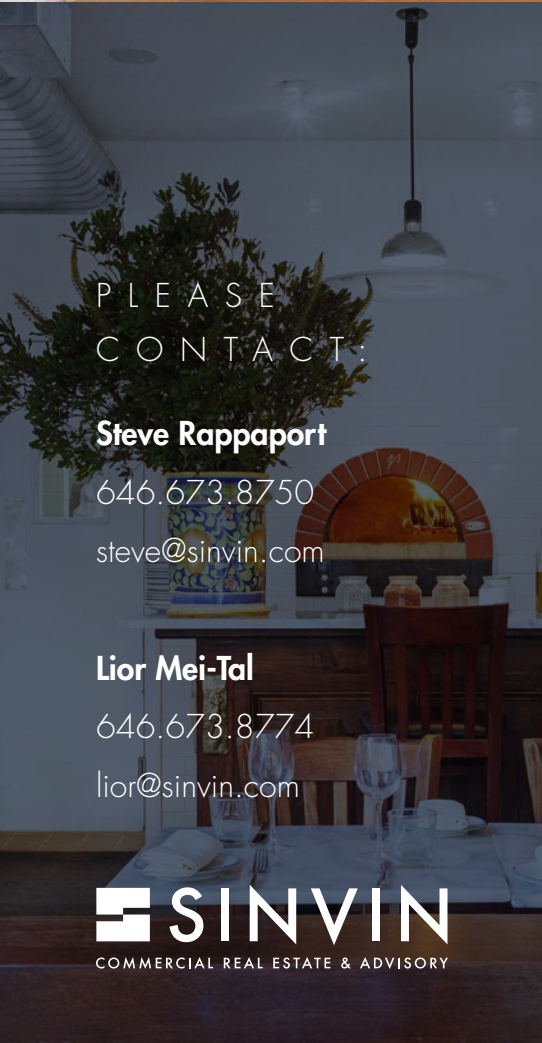
FEATURES :

- Outdoor space fully integrated with interior
- Wood burning oven
- Fully equipped kitchen
- Charming rustic space with wide plank wood floors, exposed pale brick, and wood burning oven
- Recently renovated, with brand new exhaust hood and stainless steel stack
- Full liquor license
- 60' of frontage on Broadway affords incredible exposure
- Vibrant Upper West Side neighborhood servicing both Columbia University and upper income residential. Heavy seven day pedestrian traffic all day to late evenings
- Currently Mezzogiorno - Please use absolute discretion and do not discuss anything in the restaurant

NEIGHBORS INCLUDE :

- Columbia University
- Henry's
- Silver Moon Bakery
- Smoke Jazz Club
- Serafina
- 107 West Restaurant
- The West End Lounge
- Martin Bros. Wine & Spirits
- Bank Street Bookstore
- Hoshi Coup
- Verizon
- The Pet Market
- Bank Of America
- TD Bank





PLEASE
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EQUIPMENT LIST:

- Lunar espresso machine
- Fiorenzato coffee grinder
- Beverage air 3 door lowboy
- Coolman 3 door lowboy
- Coolman 2 door lowboy
- 2 door freezer
- 4 door refrigerator
- Stand up freezer
- Chest freezer
- Berkel deli slicer
- Hobart mixer
- Vulcan convection oven
- Vulcan gas range/oven
- Valoriani pizza oven
- Electric pasta cooker
- La Monferrina pasta machine
- Walk-in box fan/compressor
- Manitowoc ice machine
- CMA dishwasher
- Digital Dining POS system with 3 terminals
- Sonos sound system - 2 zones
- Xerox Color Qube 8900 printer
- Tognana tableware
- Marble tables/chairs

