

# 344 THIRDAVE

### PROPERTY HIGHLIGHTS

- Former Restaurant / Bar with Full Kitchen and Vent
- **Bar Previously Had Full Liquor License**
- **Base of 187-Unit Luxury Residential Building**
- **Directly Next to Baruch College**
- **Prime Murray Hill Restaurant Corridor**



#### SIZE

**Ground Floor** Lower Level

**FRONTAGE** 35'

**CEILING HEIGHT** 20'

**POSSESSION Immediate** 

**TRANSPORTATION** 

**NEIGHBORS** 









3,200 SF

500 SF











### **CONTACT OUR BROKERS FOR MORE INFORMATION:**

**DAVID GREEN** DGreen@ksrny.com **IKE BIBI** 

IBibi@ksrny.com Gabe@ksrny.com

516.320.0260

347.417.2860

646.761.8958

**GABE ICIKSON** 

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.



COLLEGE

**DOG & BONE** 

HSBC

RW

MADISON SQUARE PARK

EAST 23rd

**EDITION** 

EAST 27th

HILLSTONE









NOVITA

BRAVO PIZZA

**FedEx** 

PARIS BAGUETTE

\* PRET A MANGER \*

Bank

GRAMERCY

PARK HOTEL

**GRAMERCY** 

**PARK** 

THE CHIC BEET

GREGORYS

cava





SIMON &





AWOL BAR & GRILL

TAPROOM

TIVOLI

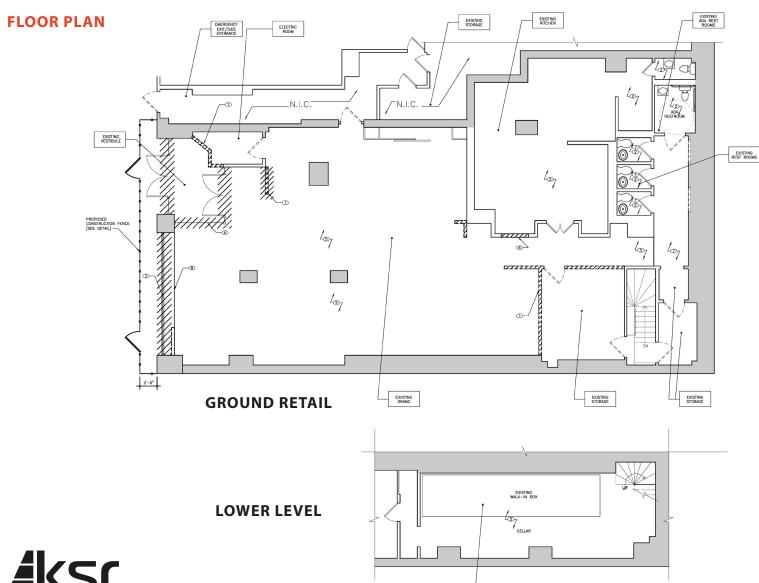
Bluebell Cafe







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EXISTING CELLAR

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