

# 176 FIRST AVE

VENTED RETAIL FOR LEASE

BETWEEN 10TH AND 11TH STREET





# 176FIRST AVE

## SIZE

Ground Floor: 1,400 SF

Backyard Space: 140 SF

Full Basement

## FRONTAGE

16' on First Avenue

## HIGHLIGHTS

- Fully vented retail opportunity with wood burning oven and gas line in place
- 3 restrooms (1 ADA)
- 2 large walk-in box refrigerators
- Prep area in basement
- Currently Black Seed Bagels
- Ability to enclose and expand the 140 SF backyard space in rear

## NEIGHBORHOOD TENANTS

Momofuku, HAGS, Joe & Pat's, Apollo Bagels, Au Za'atar, Westville, La Cabra, Bananas, Gelatoville

## ASKING RENT

~~\$18k/month~~ \$17k/month





# 176FIRSTAVE





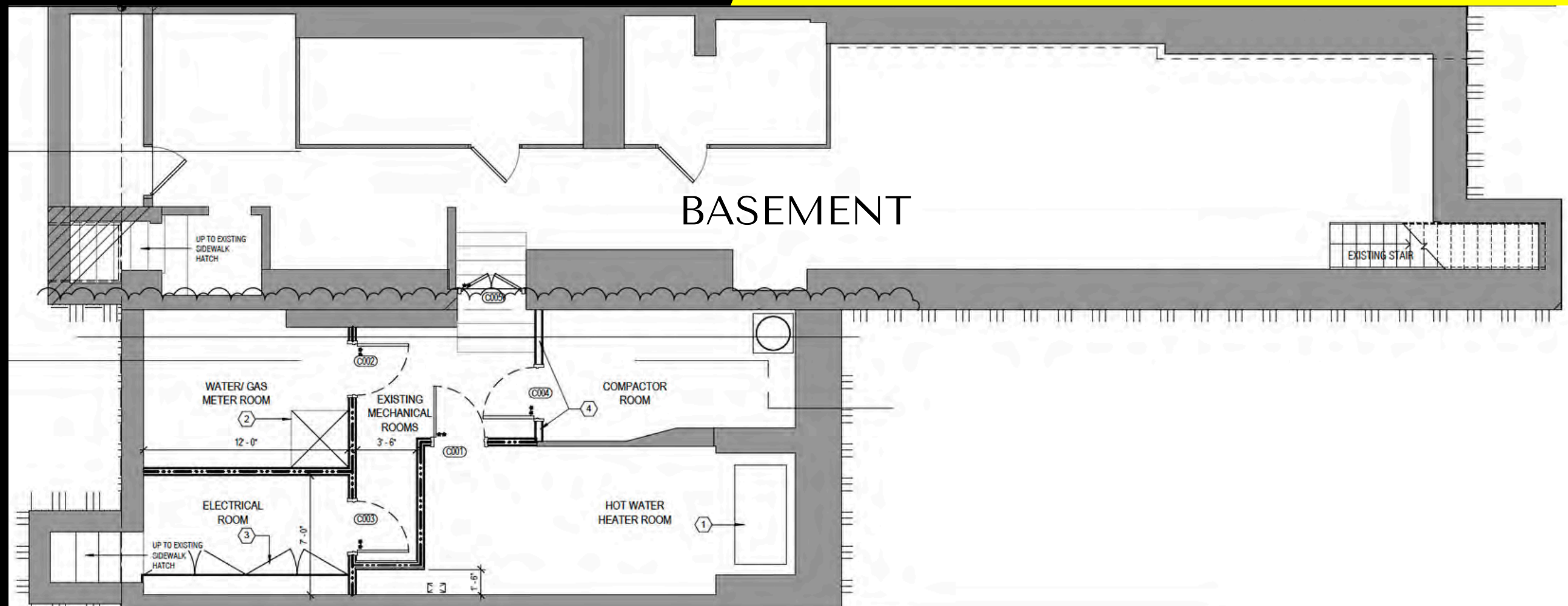
# 176 FIRST AVE

## RETAIL MAP

EAST 13 <sup>TH</sup> STREET			
  PLANTSHED		  Sao Mai <small>VIETNAMESE CUISINE</small> 	 L TRAIN VINTAGE  brodo Hearth
EAST 12 <sup>TH</sup> STREET	SECOND AVENUE		FIRST AVENUE
 VILLAGE EAST <small>BY ANGELIKA</small> KANOYAMA	  LOVE MAMA	PS 019 EAST VILLAGE COMMUNITY SCHOOL	 PASTASOLE RED BEARD COFFEE & BAKERY
EAST 11 <sup>TH</sup> STREET			
ABE LEBEWOHL PARK	URBAN OUTFITTERS  	 momofuku HUGS 	 176 FIRST AVENUE Joe & Pat's べろんべろん
EAST 10 <sup>TH</sup> STREET			
 TEMAKASE HAND ROLL BAR 	LA CABRA COFFEE ROASTERS	 Apollo Bagels STICKETT INN SWEET VILLAGE MARKETPLACE	 sabor <small>BY BROCCO</small> PS122 GALLERY
EAST 9 <sup>TH</sup> STREET			

# 176 FIRST AVE

## FLOOR PLANS







# CONTACT

MICHAEL SEGERMAN  
msegerman@currentreadvisors.com  
516.297.3337

**CURRENT**  
Real Estate Advisors