

RAFE B. EVANS  
Vice President

## CORNER RESTAURANT / BAR FOR SALE

### Space Facts

<i>Space Address</i>	461 Columbus Avenue, NE Corner of 82nd Street
<i>Neighborhood</i>	Upper West Side
<i>Approximate Size</i>	1,400 sf + 815 sf basement
<i>Approximate Frontage</i>	27 feet on Columbus Ave, 50 feet on W. 82 <sup>nd</sup> Street
<i>OK Uses</i>	Restaurant
<i>Formerly</i>	TJ O'Brien's
<i>Rent</i>	\$16,854 monthly
<i>Key Money</i>	\$350,000

### Note

- Beautifully built bar/restaurant with 21 seat outdoor sidewalk café
- 8+ years on lease
- Fully maximized layout with 35 foot bar, basement kitchen

### Contact

**Rafe B. Evans**

**212-712-6186**



ALL INFORMATION IS SUBJECT TO, ERRORS, OMISSIONS, CHANGE, OR WITHDRAWAL WITHOUT NOTICE. Dimensions are approximate. One half of a commission is payable in accordance with our rate schedule to procuring broker executing our brokerage agreement, provided that a lease is fully consummated as described in said agreement. Our commission rate schedule is available upon request.

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Columbus Food
Columbus Bakery
Ricky's
Kidville
Funky Diner
Purdy Girl
Rays Pizza
Mission Bethel

West 82nd Street →

Pondicherri Gifts
Canine Ranch
Sotheby's Real Estate
Penny Whistle Toys
Calle Ocho
Starbucks
Greenstones Kids Clothing
Frank Stella

Columbus Avenue →

Subway
Mex & Co. Restaurant
Zingone Bros Fruit
Biscuits and Bath
Coming Soon
Citi Habitats
Park West
<b>AVAILABLE</b>

Manhattan Mailboxes
Schweitzer Linen
Royal Opticians
Maxilla & Mandible
Rose Wines
Quality Florists
Aphrodite Cleaners
Citibank