



# 162 Third Avenue Retail:

Sido is proud to present a rare, turnkey opportunity in the heart of New York City – **162 Third Avenue** is a fully infrastructure-ready space primed for a world-class pizzeria or food-and-beverage destination. With over 2,000 square feet of ground-floor retail plus basement storage, this is the space serious operators have been waiting for.

KEY MONEY SALE

NYC PRIME LOCATION

2,000+ SF

# Designed for Culinary Success

Every great pizzeria begins with the right infrastructure — and 162 Third Avenue has it all already in place. This space eliminates the costly buildout phase, allowing an operator to focus on what matters most: crafting exceptional food and building a loyal clientele.



## Gas Line

Commercial-grade gas line already installed and ready to power high-output pizza ovens and cooking equipment.



## HVAC System

Fully operational heating, ventilation, and air conditioning system ensures year-round comfort for staff and guests alike.



## Cooking Vent

Commercial cooking vent installed — a critical and expensive component that is already code-compliant and operational.



## Basement Storage

Generous basement storage space supports high-volume inventory, dry goods, and back-of-house operations with ease.



# The Location Advantage

**Third Avenue** is one of Manhattan's most dynamic and high-traffic commercial corridors, drawing a dense mix of residents, office workers, and visitors every single day. 162 Third Avenue sits at the intersection of foot traffic, visibility, and neighborhood density — precisely the trifecta that drives restaurant success in New York City.



## High Foot Traffic

Consistent daily pedestrian volume from morning through late evening creates natural, recurring customer exposure for a pizzeria concept.



## Dense Residential Base

Surrounded by a thriving residential population that demands quality, convenient dining options — a built-in customer base from day one.



## Prime Street Visibility

Ground-floor retail frontage on Third Avenue delivers maximum brand visibility and walk-in potential for any restaurant concept.



# Contact Sido New York

Sido New York Real Estate is a boutique commercial real estate firm specializing in New York City retail, restaurant, and hospitality spaces. With deep market knowledge and an exclusive focus on high-value opportunities, Sido New York connects serious operators with the right spaces at the right time.

## Listing Agent

**John Akleh**

Sido New York Real Estate

## Phone

**917-660-4162**

## Email

**[jakleh@sidonyre.com](mailto:jakleh@sidonyre.com)**

- ✔ Don't miss this rare opportunity – 162 Third Avenue is ready for the next great New York pizzeria. Reach out to John Akleh today to request full details on key money, rent, and lease terms.