



224 West 35<sup>th</sup> St. 11<sup>th</sup> Floor New York, NY 10001 / (917) 270-8360 / [james@bullaroproperties.com](mailto:james@bullaroproperties.com)

**FIRST TIME AVAILABLE 35 YEARS EXCLUSIVE**  
**FORMER FAMOUS "LUPA" RESTAURANT / BAR**  
**170 THOMPSON ST. NEW YORK, NY 10012**



- \*FORMER FAMOUS "LUPA" RESTAURANT / BAR**
- \*ACROSS THE STREET FROM "CARBONE"**
- \*ONE OF THE HOTTEST RESTAURANT BLOCKS IN SOHO.**
- \*2,500 SQ. FT. ON GROUND WITH KITCHEN IN BACK**
- \*1,500 SQ. FT. FULL PREP LOWER LEVEL**
- \*FULL VENTED KITCHEN WITH GAS (GAS HAS BEN LEFT ON)**
- \*BAR / LIQUOR LICENSE ATTAINABLE**
- \*SEATING: FRONT / REAR and FEW OUTSIDE FRONT SEATING**
- \*WING FRONT OPENING DOORS FOR SPRING / SUMMER**
- \*SEPARATE COLD WINE STORAGE**
- \*WALK-IN FRIDGES and FREEZERS**
- \*LOOKING FOR ONLY HIGH-END RESTAURANT GROUPS ONLY**
- \*MUST HAVE HEALTHY FINANCIALS**
- \*BY APPOINTMENT ONLY**
- \*\$38,000.00 PER MONTH**



**JAMES BULLARO**

**(917) 270-8360**

**[James@Bullaroproperties.com](mailto:James@Bullaroproperties.com)**





**JAMES BULLARO**

**(917) 270-8360**

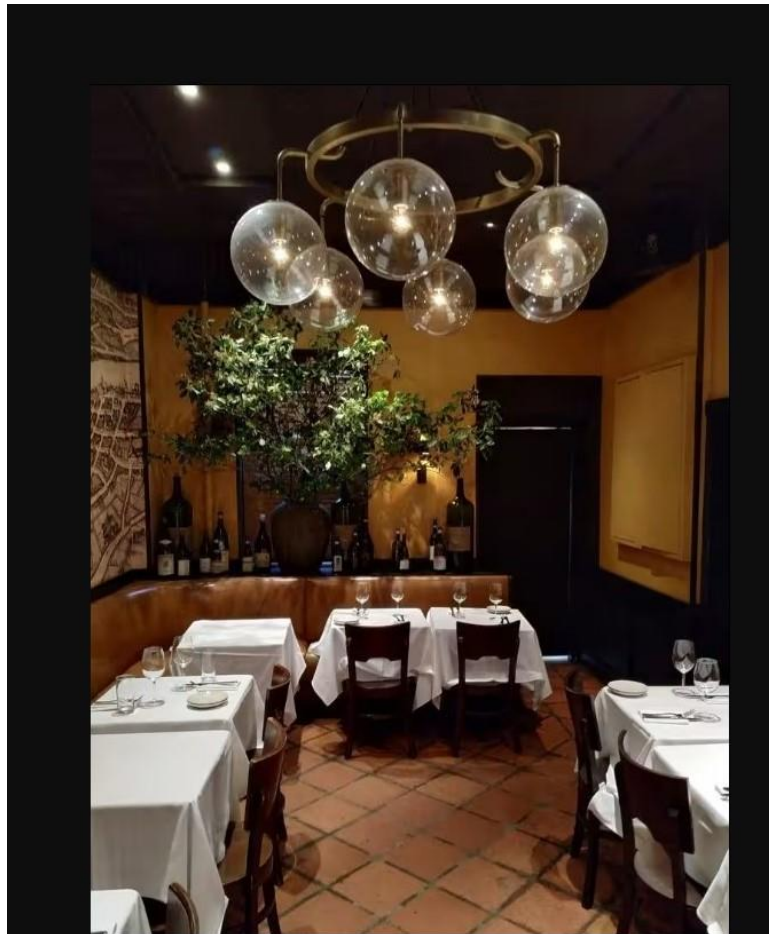
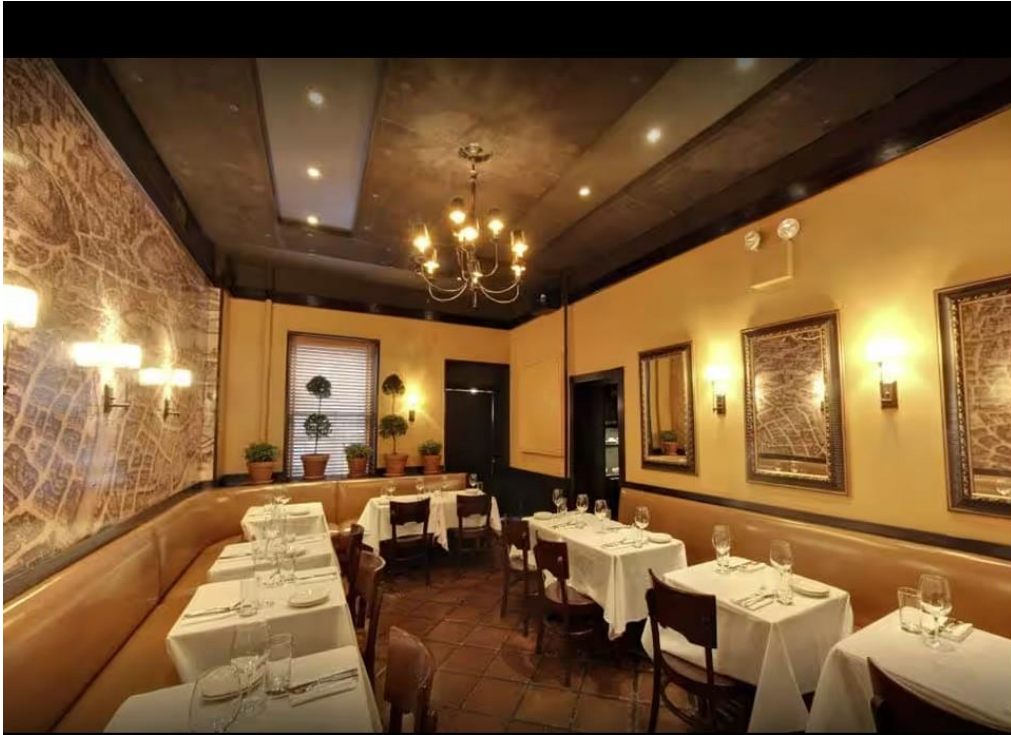
**[James@Bullaroproperties.com](mailto:James@Bullaroproperties.com)**

















**JAMES BULLARO**

**(917) 270-8360**

**[James@Bullaroproperties.com](mailto:James@Bullaroproperties.com)**