

Flatiron / Union Square Restaurant Available

39 East 19th Street

Between Broadway / Park Avenue So

Approx 2,200 Gross Sq Ft Ground

Now Offering Coop for Sale or Lease

Approx 2,250 Gross Sq Ft Basement

Low Maintenance ~\$6,800 / Mo

Currently Bocca Cucina & Bar

Asking Rent / Price Upon Request

Perfect situation for an end user restaurant to buy their own property to occupy. Owner has strong preference to Sell the Coop unit but will consider offers to Lease. This coop is currently a fully built and functioning restaurant with approximately 2,200 gross square feet on the ground floor and 2,250 gross square feet in the basement, (as listed in the Coop offering plan) and available for possession in January 2026. Current tenant is operating as Bocca Restaurant and has a full liquor license in place, venting, gas and full 2nd generation restaurant infrastructure. About \$3m in assessments in the last 3 years have been paid in full for major capital improvements in the building with large reserve fund remaining which reduces the likelihood of assessment costs in the future. *****Do not discuss situation with current tenant, owner or any other party. Property is only shown by appointment through RES Commercial Corp.***

Location Highlights

Next door to the renowned Craft Restaurant by Tom Colicchio and across from Jean George's ABC Cocina, this opportunity is located in the middle of where Union Square. Flatiron & Gramercy Park meet. Very strong mix of food & beverage operators in the area as well as major office/residential tenants. Close to the 6 train at 23rd and Park and R,W at 23rd & Broadway and 4,5,6,N,R,W,Q,L trains at Union Square. ***Neighbors Include: Craft Restaurant ♦ Vallata ♦ Starbucks ♦ ABC Cocina ♦ Chase Bank ♦ Casa la Femme ♦ abcV ♦ ABC Carpet & Home ♦ Laser Away Flatiron and more.***



For More Information Contact:

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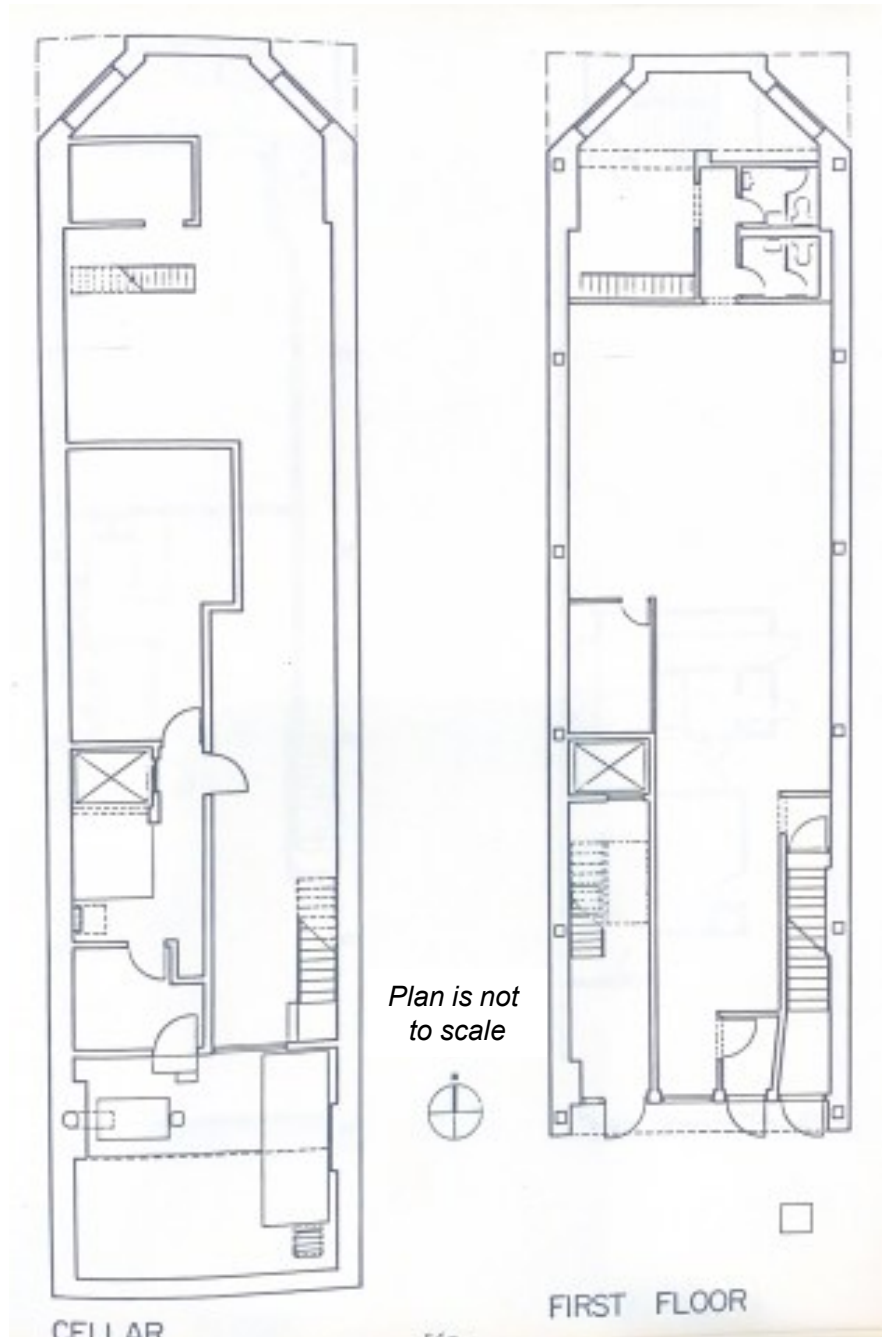
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