

# 85 AVENUE A

East Village | New York



TURNKEY RESTAURANT OPPORTUNITY

# Space Description

## Key Facts

Size	1,900 SF
Seating	50+ Seats
License	Full Liquor
Kitchen	Vented Gas
Hood	18 Feet

## The Space Features

- Spacious 1,900 SF layout with 50+ seats
- Full liquor license with bar setup
- Vented gas kitchen with 18-foot hood
- 4 wok stations, ranges, fryer, and grill
- Walk-in refrigerator, refrigeration, ice machines, and dishwashing station
- Two restrooms, including one staff restroom
- Two storage rooms and turnkey operational infrastructure



# Building Potential

A turnkey restaurant with a full liquor license, vented gas kitchen, strong seating capacity, and extensive back-of-house infrastructure.

## Dining Room / Bar Area



## Vented Gas Kitchen



SIZE

1,900 SF

SEATING

50+ Seats

LICENSE

Full Liquor

HOOD

18 Feet

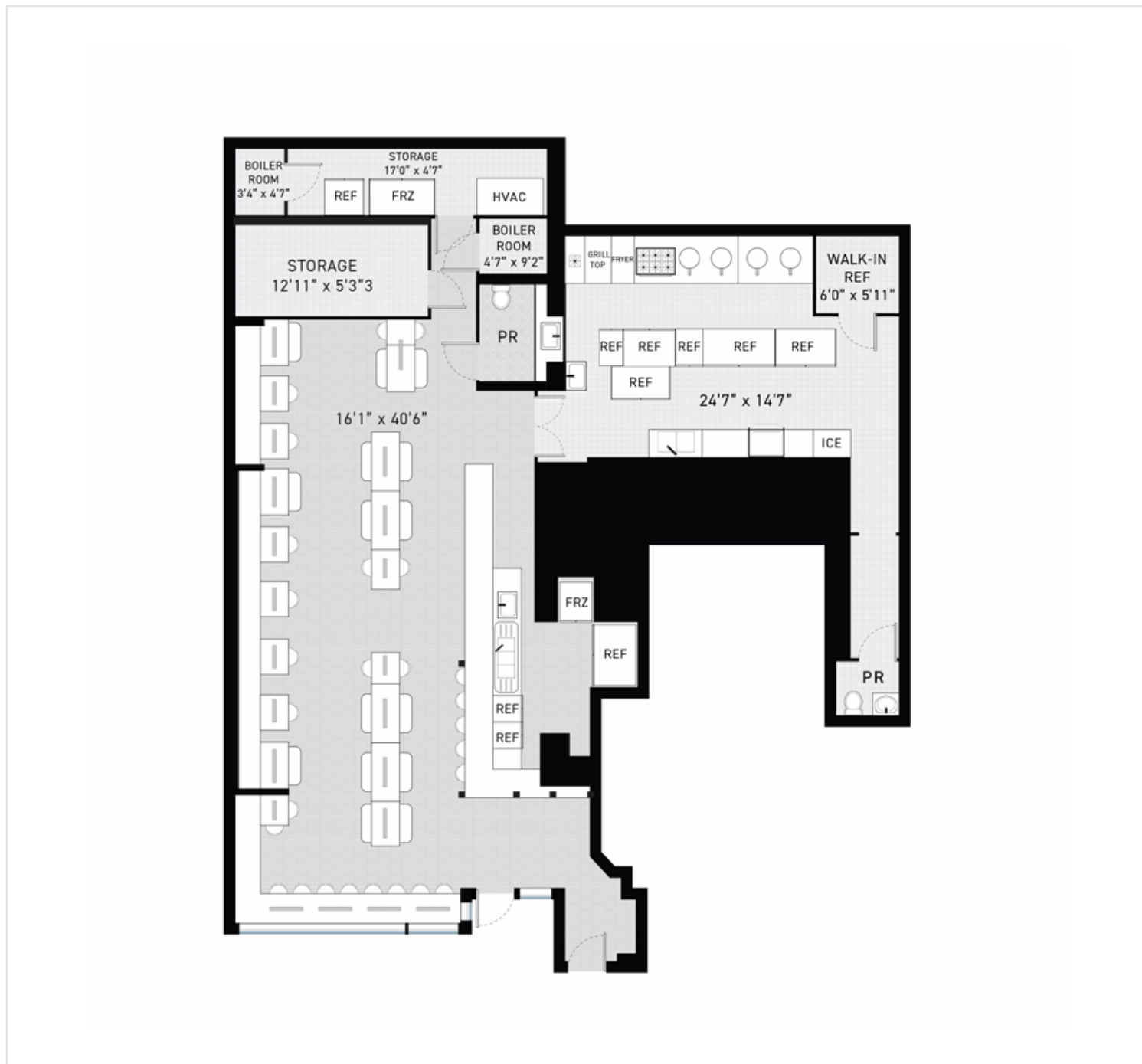
RENT

Upon Request

## Positioning

85 Avenue A sits on a busy East Village corridor with strong foot traffic, destination dining demand, and neighborhood nightlife. The space offers a fully equipped, high-volume restaurant platform ready for immediate continuation or concept conversion.

## FLOOR PLAN



## PROPERTY PHOTOS



## TRADE AREA DRIVERS

1. East Village residential density
2. Busy Avenue A dining corridor
3. Strong nightlife and weekend traffic
4. High neighborhood walkability
5. Established food and beverage cluster
6. Visible street-level presence

## RESTAURANT INFRASTRUCTURE

1. Full liquor license
2. 18-foot vented gas hood
3. 4 wok stations, ranges, fryer and grill
4. Walk-in refrigeration and extensive storage
5. Two restrooms and dishwashing station

## USE POTENTIAL

1. Restaurant concept
2. Cocktail bar / lounge
3. Cafe / bakery
4. High-volume dining
5. Hospitality flagship

## TRANSPORTATION

1. Nearby subway access
2. Strong pedestrian corridor
3. East Village connectivity

## INTERIOR VIEWS



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All information supplied is from sources deemed reliable and is furnished subject to errors, omissions, modifications and withdrawal without notice. Square footage is approximate.

**LA**

**LEE &  
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