

# Fixtured UWS Restaurant

## 473 Columbus Avenue

Between 82<sup>nd</sup> & 83<sup>rd</sup> St.

<i>Neighborhood</i>	Upper West
<i>Approximate Size</i>	2,200 SF + Full Storage Basement
<i>Approximate Frontage</i>	22 Feet
<i>Currently</i>	Bistro Citron
<i>Rent</i>	\$20,000 (RE tax incl.)
<i>Features</i>	Fixtured Restaurant – 10 year term Full Liquor license in place <b>Key Money:</b> \$475,000
<i>Possession</i>	Arranged
<i>Occupancy</i>	~74 Persons + 14 seats(café)
<i>Transportation</i>	79th St: <b>1</b> 81st St: <b>B</b> <b>C</b>

**Neighbors**



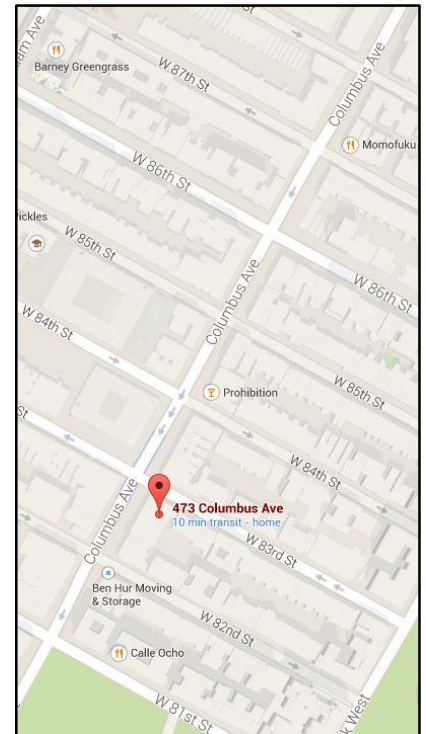
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For More Information Contact Exclusive Agents:

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# WalkerMalloy

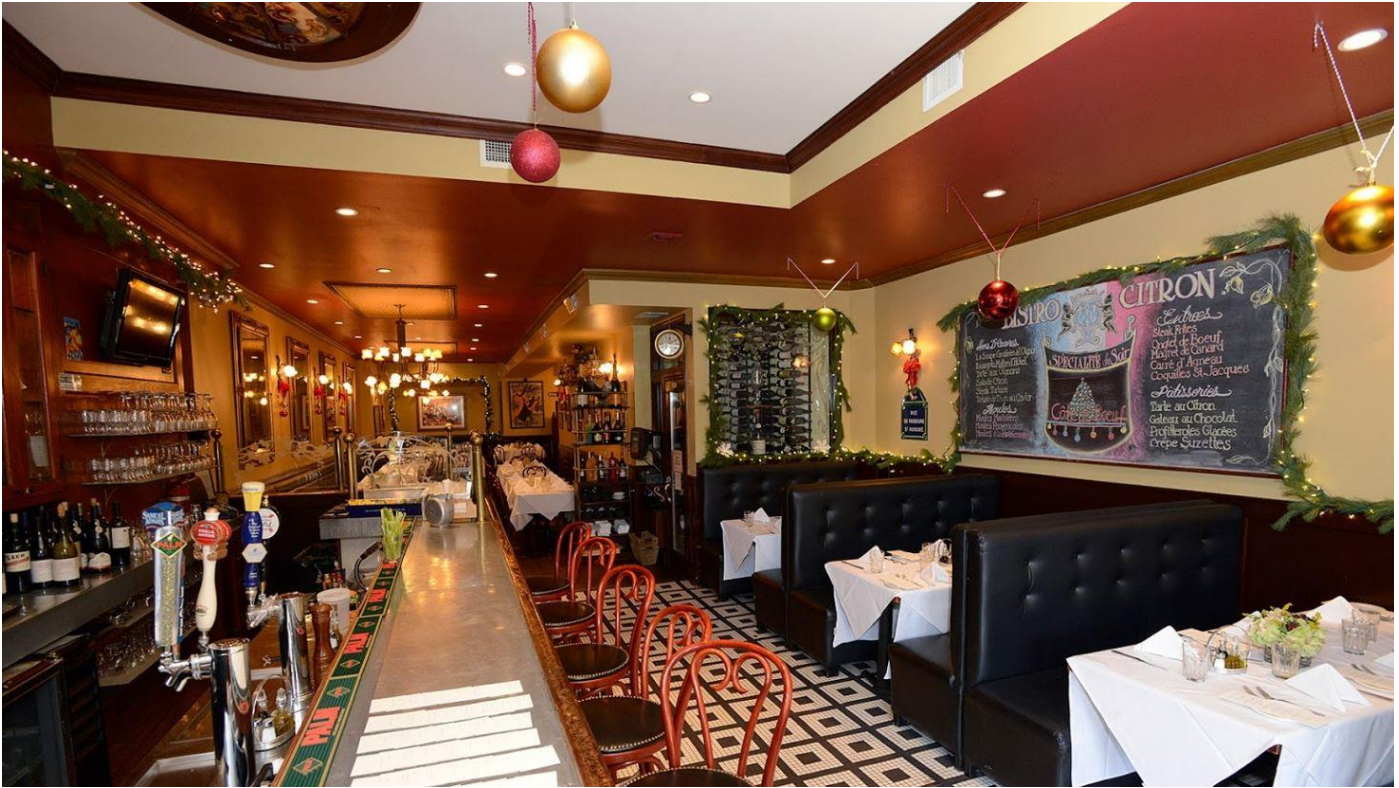
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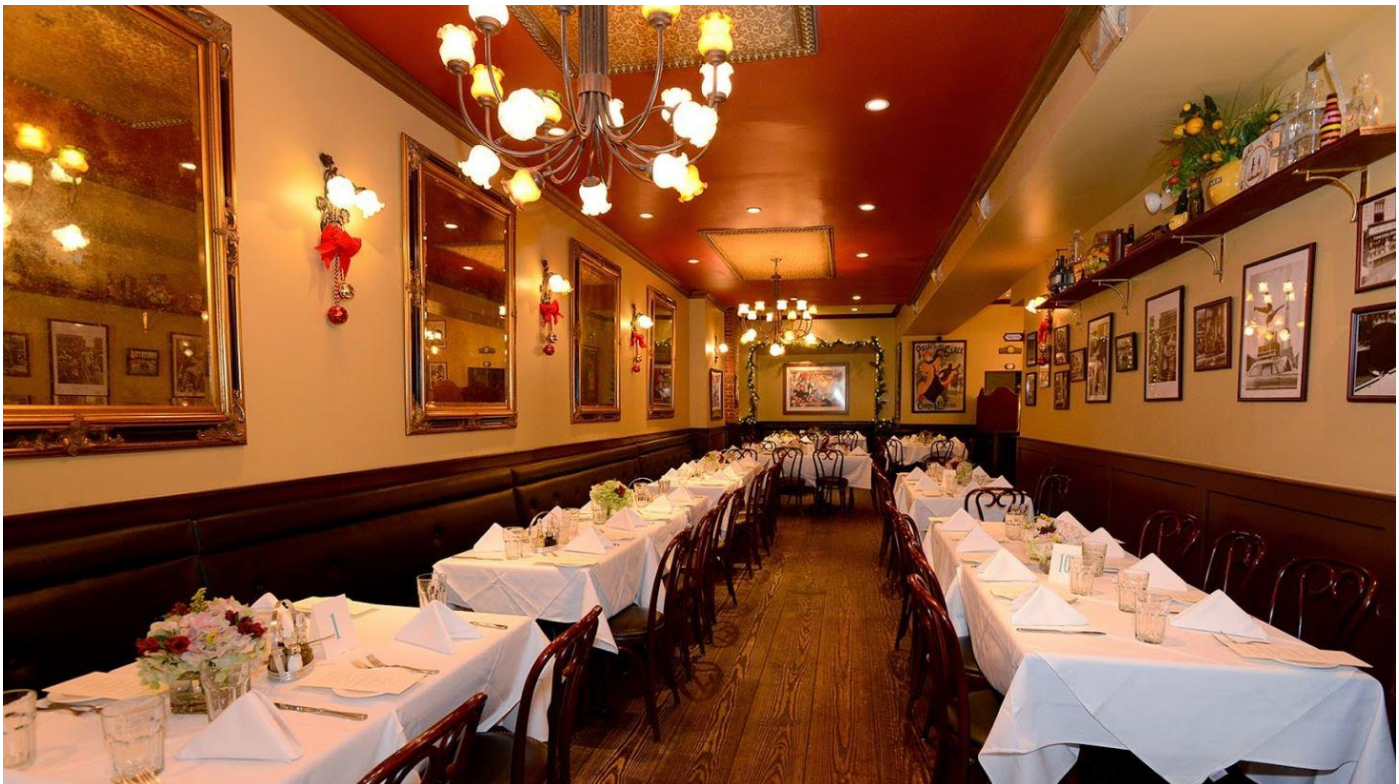
ALL INFORMATION IS SUBJECT TO, ERRORS, OMISSIONS, CHANGE, OR WITHDRAWAL WITHOUT NOTICE. Dimensions are approximate. One half of a commission is payable in accordance with our rate schedule to procuring broker executing our brokerage agreement, provided that a lease is fully consummated as described in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



## Bar/ Front Dining Area



## Main Dining Area



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