



# 60 SECOND AVENUE EAST VILLAGE, NYC

Between East 3rd & 4th Street

## APPROXIMATE SIZE

3,000 SF - Non-Contiguous Storage Basement

## ASKING RENT

\$24,995/Month

## TERM

10-15 Years

## POSSESSION

Immediate

## FRONTAGE

15 FT

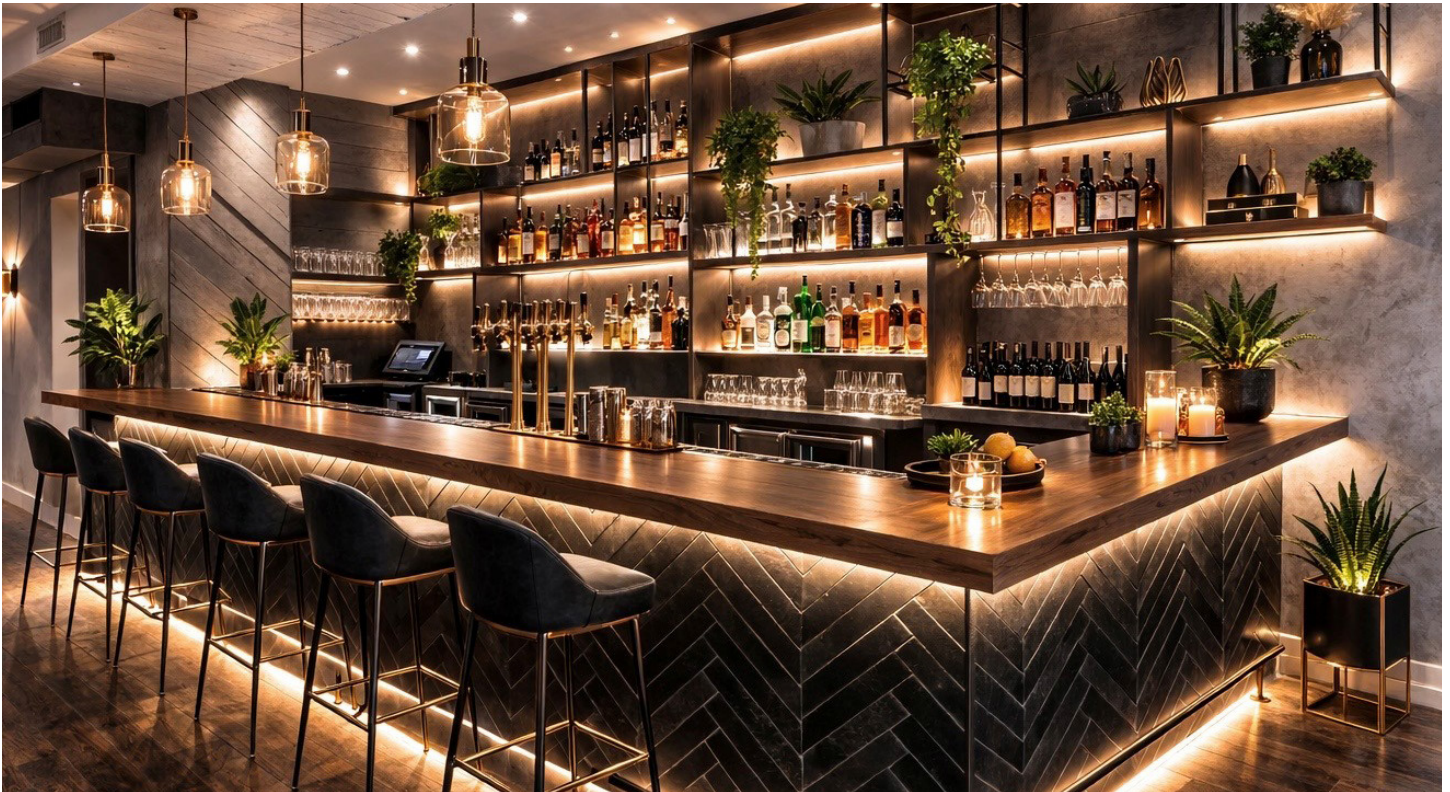
## COMMENTS:

- Previously "Black Ant"
- Built-out restaurant space
- Recently renovated
- Full kitchen in place - gas and venting
- Previously had full liquor license.

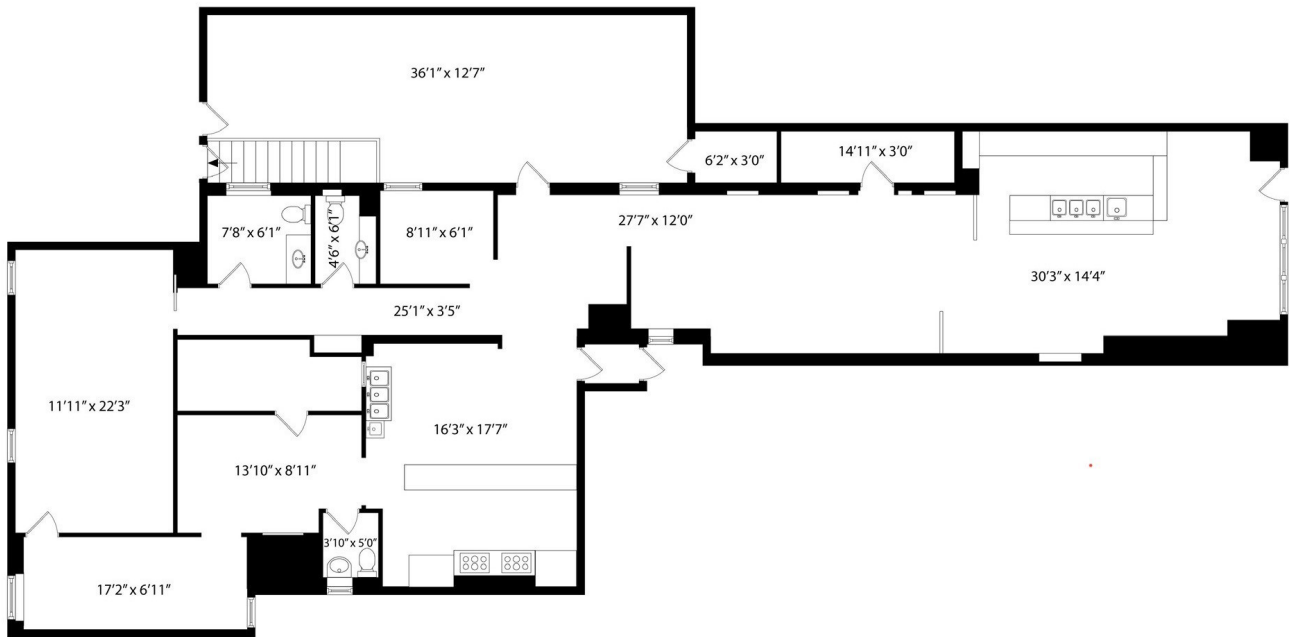
## NEIGHBORS:

Bar Verde, Gemma, The Wren, Cooper's Craft + Cocktails, Jean's, Barry's, La Colombe, Van Leewen, San Marzano, Paradise Lost

CONCEPTUAL RENDERINGS



### FLOOR PLAN



### ABOUT THE AREA



#### KEYS TO THE CITY

60 Second Avenue is situated at the gateway of one of Manhattan's most tightly-knit, proud, and historic communities. The Lower East Side and, specifically, the East Village brand has always included a strong support of local businesses. The East Village identity remains unique in all of New York City, and 60 Second Avenue is uniquely positioned to attract consumers from The Lower East Side and greater Manhattan.

#### THE EAST VILLAGE

**Always new. Always vibrant.**

Once a breeding ground for revolutionary art and counter-culture, the East Village has evolved into a sophisticated, thriving, and family-friendly neighborhood—while still retaining its creative spirit. Located at 60 Second Avenue, residents enjoy close proximity to world-renowned institutions like NYU and Cooper Union, along with a rich mix of culinary destinations, eclectic nightlife, cutting-edge galleries, historic museums, live music, and poetry venues. Family-friendly parks and community gardens further enrich the neighborhood experience. With convenient access to the F, 6, R, W, and L trains, plus over a dozen bus routes, the East Village truly offers a dynamic and connected home in the heart of Manhattan.

#### LOWER EAST SIDE

**Authentic culture. Contemporary Luxe.**

Once a sea of tenements where working-class immigrants flocked, the LES has evolved over the past decade and a half with new galleries, museums, restaurants, cafes, specialty shops, vintage stores, clubs, and bars along with a rapidly growing amount of premiere ground-up new residential development. The LES has become one of Lower Manhattan's most desirable enclaves, yet it still maintains much of its old-world gritty charm.