

# ***Move in Ready Retail / Café Available***

***125 East 7<sup>th</sup> Street***

***Between Avenue A / 1<sup>st</sup> Avenue***

One of the best East Village side streets located right off of Tompkins Sq Park. A great space available that is move in ready for any non-vented food use or retail. Previously occupied by Big Gay Ice Cream Shop so there is some infrastructure for non-vented food like sinks, plumbing and a bathroom in place. Hardwood floors, exposed brick and about 11' of frontage on East 7<sup>th</sup>.

***Approximately 525 Square Feet***

***Asking Rent - \$5,500 Per Month***

***11' Frontage***

***Great East Village Food Block***

***Previously "Big Gay Ice Cream Shop"***

***Possession Is Immediate***

***Neighbors include: Butter Lane Cupcakes • Ruffian Wine Bar • Miss Lily's 7A Café • Pylos Giano • Yuca Bar • Mochii • Shinn East • Trash & Vaudeville • Atelier Sucre • Jell & Chill***



***For More Information Please Contact***

***Jeffrey Angel***

***212-719-7017***

***Jeffrey.angel@resnewyork.com***



The information contained herein has been provided by sources that we deem reliable. However, no expressed or implied warranties are made as to the accuracy of the information and it should not be relied upon in any way. All information contained herein, including but not limited to square footage, zoning, uses, availability and/or all other information, should be independently verified prior to anyone entering into an form of legal binding agreement to purchase, lease or otherwise procure the premises presented herein. Information is subject to change or withdrawal without notice and may contain errors and/or omissions.