

# VENTED RESTAURANT FOR LEASE

## 1134 1ST AVENUE

### NEW YORK, NY 10065



COMMERCIAL  
ACQUISITIONS  
REALTY SERVICES



FOR MORE INFORMATION ON THIS PROPERTY PLEASE CALL OUR OFFICE: **718.517.8700**

# PROPERTY DETAILS

## LOCATION INFO

BETWEEN E 62ND ST & E 63RD ST

## BLOCK & LOT

01457-0003

## AVAILABLE SPACE

GROUND FL: 2,025 SF  
SECOND FL: 1,750 SF  
LOWER LEVEL

## BASE RENT

\$25,000/MONTH NN

## NEIGHBORHOOD

LENOX HILL

## ZONING

C1-9

## COMMENTS

- 2 ENTIRE FLOORS PLUS BASEMENT
- COMMERCIAL VENTED KITCHEN IN PLACE
- ELEVATOR SERVICES ALL 3 FLOORS
- 25FT FRONTAGE ON 1ST AVENUE

## TRANSPORTATION

M15

M31

Q60

Q101

F

N

R

Q

5

Walk Score  
**99**

Transit Score  
**100**

Bike Score  
**80**

## NEIGHBORHOOD TENANTS

- DUNKIN'
- STARBUCKS
- NIKE
- TARGET
- CAPITAL ONE
- CHASE BANK
- MCDONALD'S
- WALGREENS
- FOOD EMPORIUM



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2 FOR 24 1/2 IN. 675.

THE CITY OF NEW YORK



## DEPARTMENT OF BUILDINGS ALT# 1622/82 CERTIFICATE OF OCCUPANCY ALT# 1216/82 93528

BOROUGH MANHATTAN

DATE: 1/14/82

NO.

ZONING DISTRICT C1-9

This certificate supersedes C.O. No.

THIS CERTIFIES that the ~~XXXX~~-altered-~~XXXXXX~~ building - premises located at  
 1134 First Avenue ES 50' 5" North of 62nd Street

Block 1457 Lot 3

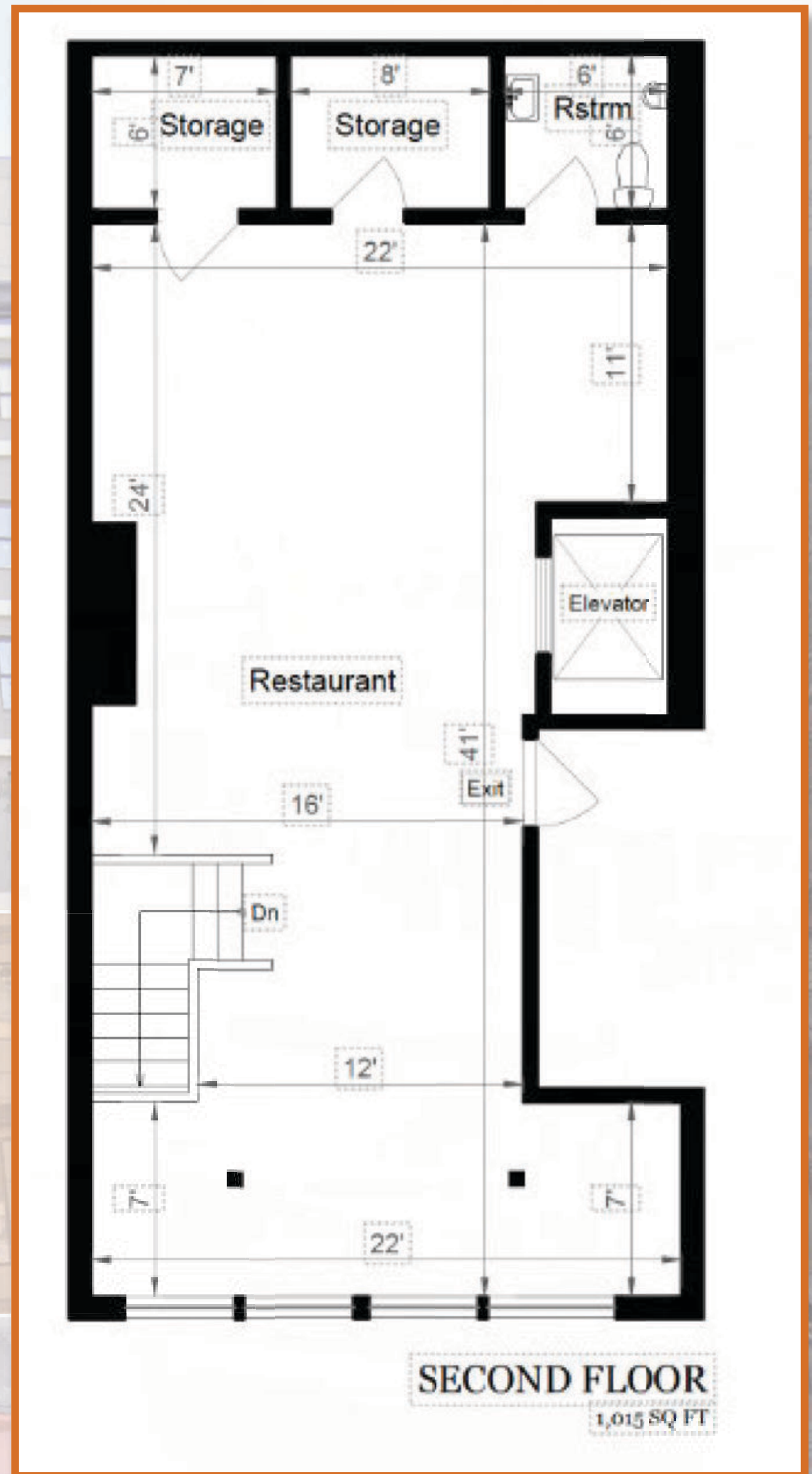
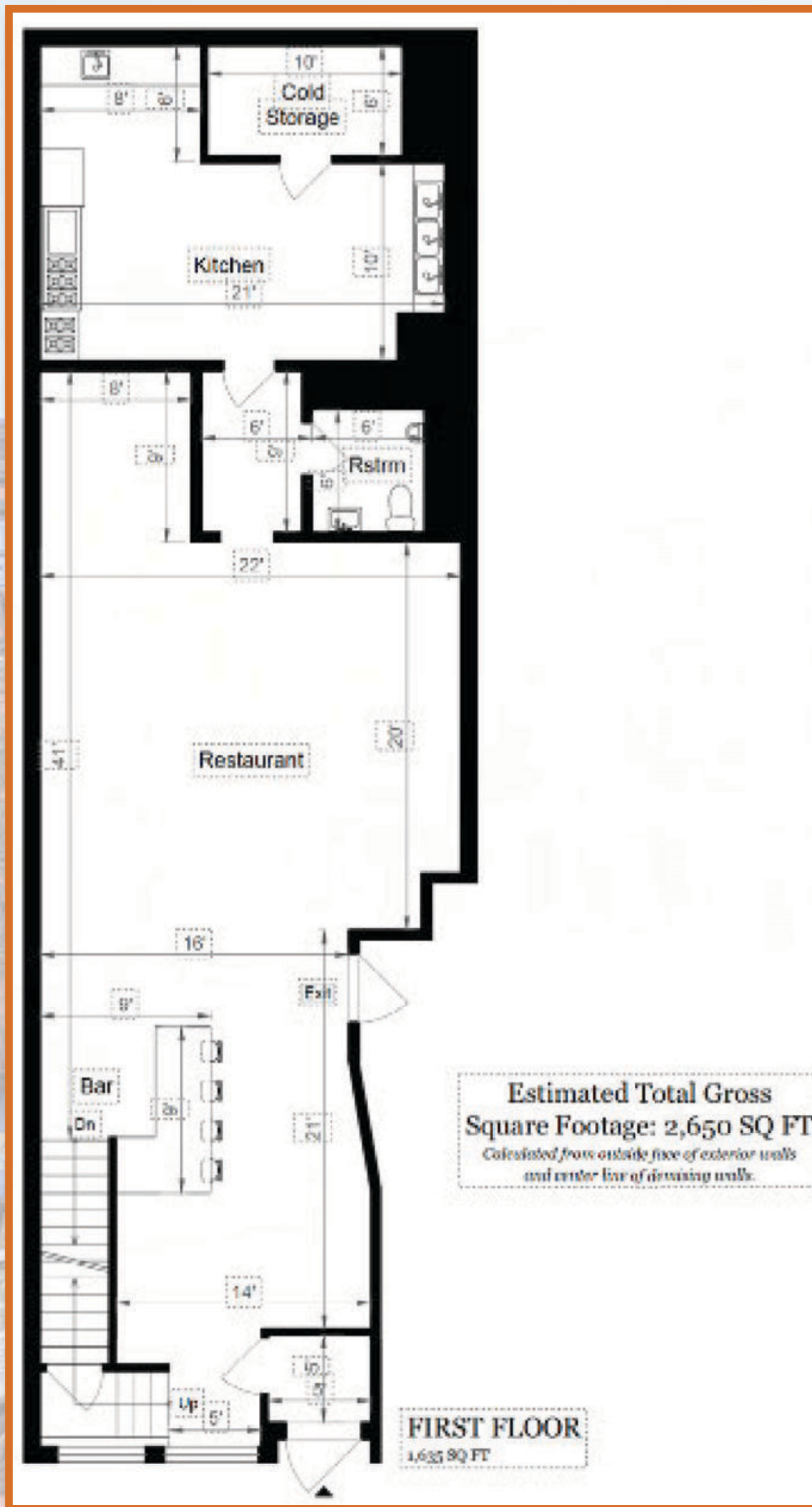
CONFORMS SUBSTANTIALLY TO THE APPROVED PLANS AND SPECIFICATIONS AND TO THE REQUIREMENTS OF ALL APPLICABLE LAWS, RULES, AND REGULATIONS FOR THE USES AND OCCUPANCIES SPECIFIED HEREIN

### PERMISSIBLE USE AND OCCUPANCY

STORY	LIVE LOAD LBS PER SQ FT	MAXIMUM NO OF PERSONS PERMITTED	ZONING DWELLING OR ROOMING UNITS	BUILDING CODE HABITABLE ROOMS	ZONING USE GROUP	BUILDING CODE OCCUPANCY GROUP	DESCRIPTION OF USE
Cellar	D.G.						Storage & boiler room
1st Floor	120	73			6		Eating & drinking estb. U.G. 6
2nd Floor	75	60			6		Dining room accessory to 1st floor
3rd Floor	75		2	3	2		Class "A" apartments
4th Floor	75		2	3	2		Class "A" apartments
5th Floor	75		2	4	2		Class "A" apartments
6th Floor	40		1&1/2	2	2		Class "A" apartments
P.H.	40		1/2	2	2		& part of duplex
COMMERCIAL & RESIDENTIAL OL100E							
NOTE: No factory use above 1st floor.							
THIS CERTIFICATE OF OCCUPANCY MUST BE POSTED WITHIN BUILDING IN ACCORDANCE WITH THE RULES OF THE DEPARTMENT PROMULGATED UNDER PARAGRAPH 2157, 1967.							

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## CONTACT EXCLUSIVE BROKER



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**VADIM@COMMERCIALACQ.COM**

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