

# ***Vented Restaurant Space on Macdougall Street***

## ***118 Macdougall Street***

### ***Between Bleecker / West 3<sup>rd</sup> Streets***

***1,621 Square Feet Available***

***Full Liquor & Hookah Licenses in Place***

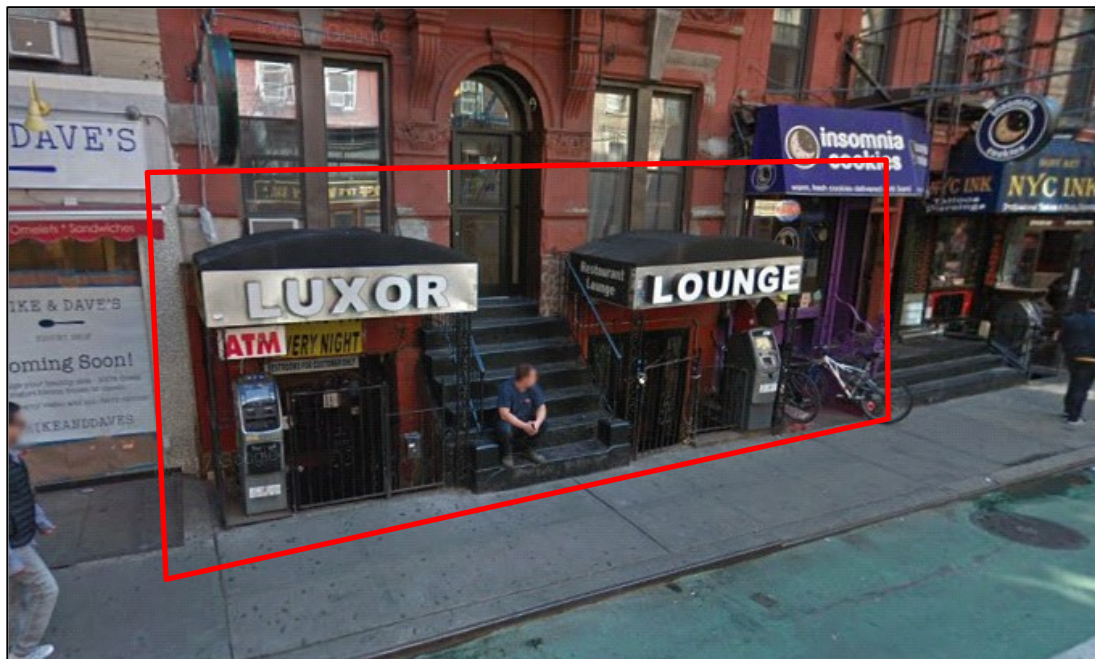
***Vented and Kitchen in Place***

***Prime Food and Nightlife Block***

***Current Tenant Has Full Liquor License***

***Asking Rent Upon Request***

This is a prime opportunity on a quintessential NYU / Greenwich Village block with tons of traffic including residents, tourists and NYU Students. This situation offers a vented and restaurant ready establishment which is currently operating with a full liquor license and hookah license. There are two separate frontages on MacDougall providing for prominent exposure on the block and a great opportunity to capitalize on the notoriety of MacDougall Street. Currently in operation so please do not visit unannounced and shown by appointment only. Ideal location for restaurant, café, bar/lounge or any other concept looking for great traffic and a solid 7 day a week neighborhood. **\*\* Current operator is open to transfer/sale of hookah license for some consideration which can be negotiated if interested in that use.**



***For More Information Contact:***

**Jeffrey Angel**  
**212-719-7017**  
**Jeffrey.angel@resnewyork.com**

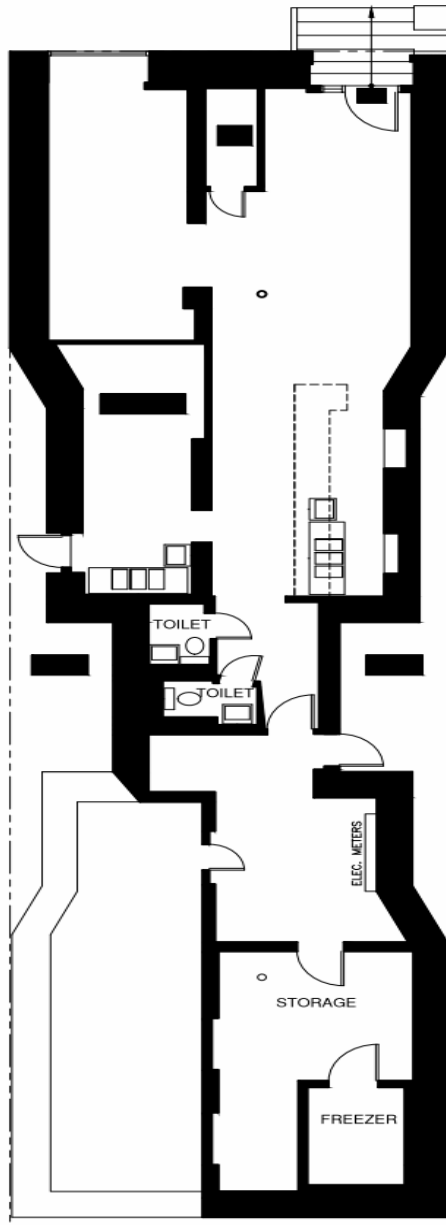
**Yu Juan "June" Li**  
**646-593-8112**  
**june@resnewyork.com**

**R·E·S**

Although the information contained herein has been provided by sources that we deem reliable, we do not guarantee its accuracy in any way. No expressed nor implied warranties are made as to the accuracy of any/all of the information contained herein and it should not be relied upon in any way by a prospective tenant. All information contained herein should be independently verified prior to anyone entering into an form of legal binding agreement to purchase, lease or otherwise procure the premises or situation presented herein. All information is subject to change or withdrawal without reason or notice. This flyer may contain errors and/or omissions for which RES, nor the landlord shall be held responsible for in any way.

***Floorplan***  
***118 Macdougall Street***  
***(Not to Scale)***

MAC DOUGAL STREET



*For More Information Contact:*

**Jeffrey Angel**  
**212-719-7017**  
**Jeffrey.angel@resnewyork.com**

**Yu Juan "June" Li**  
**646-593-8112**  
**june@resnewyork.com**

**R·E·S**

Although the information contained herein has been provided by sources that we deem reliable, we do not guarantee its accuracy in any way. No expressed nor implied warranties are made as to the accuracy of any and all of the information contained herein and it should not be relied upon in any way by a prospective tenant. All information contained herein should be independently verified prior to anyone entering into an form of legal binding agreement to purchase, lease or otherwise procure the premises or situation presented herein. All information is subject to change or withdrawal without reason or notice. This flyer may contain errors and/or omissions for which RES, nor the landlord shall be held responsible for in any way.

# Neighborhood Information

118 Macdougall Street

Thriving neighborhood anchored by the main NYU Campus and offering tons of restaurants/nightlife. Close to the A,C,E,F,M,B,D and PATH trains. Neighbors include: Saigon Shack • Artichoke Pizza • Minetta Tavern • Mamoun's Falafel • Chocolate Dip Café Wha? • Comedy Cellar • Pappas • Playa Bowls • Van Leeuwen • & More



VanLeeuwen



OFF The WAGON



For More Information Contact:

**Jeffrey Angel**

**212-719-7017**

**Jeffrey.angel@resnewyork.com**

**Yu Juan "June" Li**

**646-593-8112**

**june@resnewyork.com**

**R·E·S**

Although the information contained herein has been provided by sources that we deem reliable, we do not guarantee its accuracy in any way. No expressed nor implied warranties are made as to the accuracy of any/all of the information contained herein and it should not be relied upon in any way by a prospective tenant. All information contained herein should be independently verified prior to anyone entering into an form of legal binding agreement to purchase, lease or otherwise procure the premises or situation presented herein. All information is subject to change or withdrawal without reason or notice. This flyer may contain errors and/or omissions for which RES, nor the landlord shall be held responsible for in any way.