

**FOR SALE**  
**\$4,000,000**

Rare opportunity to own this desirable 3,500 SF retail unit in a highly walkable retail corridor of Midtown Manhattan. Strong restaurant tenant and cannabis eligibility for future consideration. Close proximity to Hotels, Restaurants, Event Venues and Residential.

**NDA  
REQUIRED**

### INVESTMENT SUMMARY

- Currently leased to stable tenant
  - Popular Fusion Restaurant
  - Multiple Locations in NY
- 2024 Net Estimate \$147 K
- 6 Years Remaining On Lease
- Generating excellent owner income

### PROPERTY HIGHLIGHTS

- Part of a larger mixed-use building
  - New Construction Condo Complex
- Two Story Unit: Ground Floor and Basement Level
- Approximately 3,500 SF
- BONUS: Cannabis Zoning

*Co-Listed with Corey Shuster, Associate Agent with Douglas Elliman.*

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# WeCann



[WECANN.BIZ](http://WECANN.BIZ)

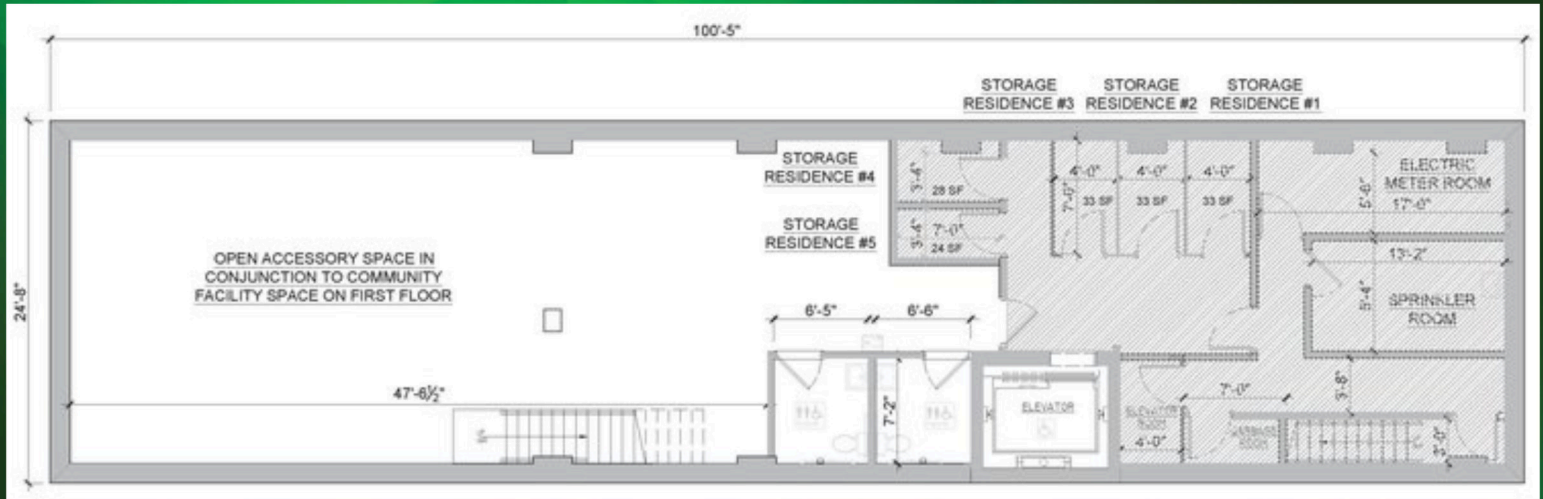
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