

## Prime West Village Commercial Opportunity

**Newly Constructed West Village Commercial Opportunity**  
**All Uses Considered**  
**HVAC Already in Place**  
**Brand New Storefront Installed**

**Landlord will install Venting for Restaurant Use**

**This Space can be Combined with the Second Floor**

**Now Offering 12 Months T.I. (\$156,000)**  
**AND 6 Months Free Rent**

**APPROXIMATE SIZE:**

1,290 SqFt - Ground Floor

**RENT:**

**\$13,000 per month**

**FRONTAGE:**

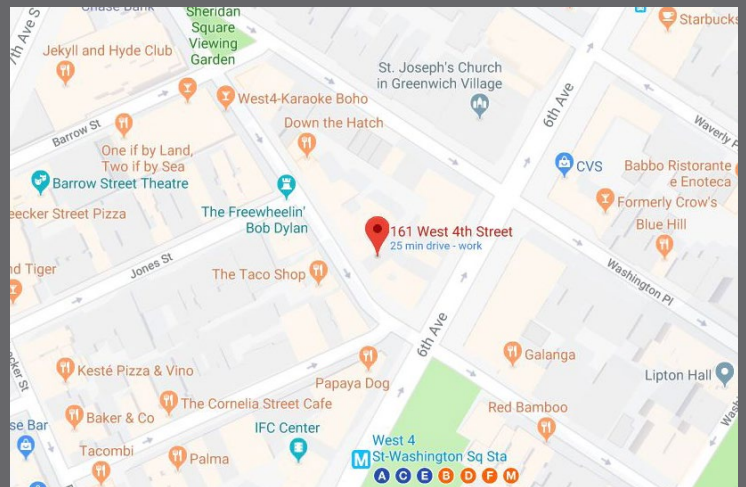
20' on West 4th Street

**USE:**

*All uses considered*

**Possession:**

*Immediate*



Located between Jones and Cornelia Street, 161 West 4th Street offers access to one of New York's most competitively sought after retail locations.

**For inquiries contact Zach Levine 646.943.3125**

