



*Prime West Village Commercial Opportunity*

## Landlord to Consider Percentage Rent Deal Based on Tenant's Sales

All Uses Considered  
HVAC Already in Place

Brand New Storefront and Entrance Installed  
Landlord will Install Venting for Restaurant Use

Now Offering 6 Months T.I. (\$54,000)  
**AND 6 Months Free Rent**

**APPROXIMATE SIZE:**

1,290 SqFt - Ground Floor

**FRONTAGE:**

20' on West 4th Street

**USE:**

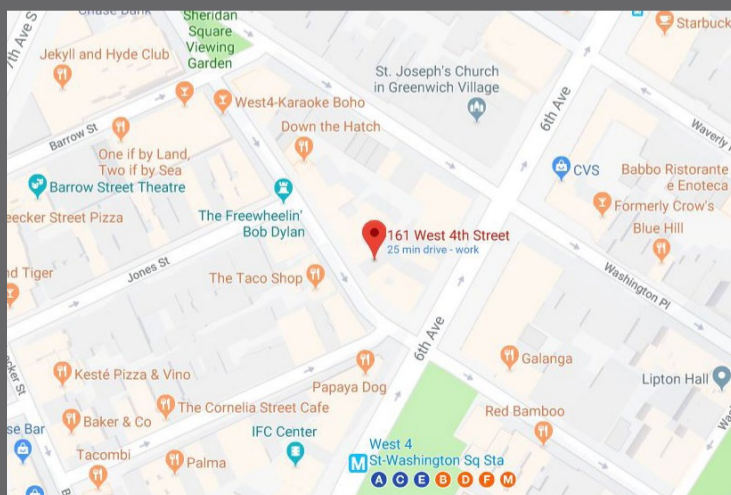
*All uses considered*

**Possession:**

*Immediate*

**RENT:**

**\$9,000 per month**



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



