



# 92 SECOND AVENUE

NEW YORK, NY 10012

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**LIBRET**  
REAL ESTATE LLC



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### CORE FINANCIALS & SPACE (SUMMARY)

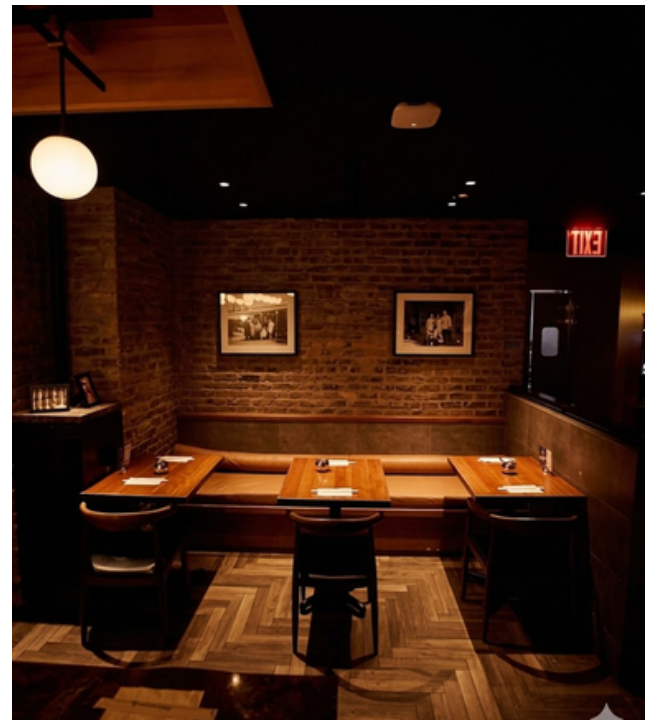
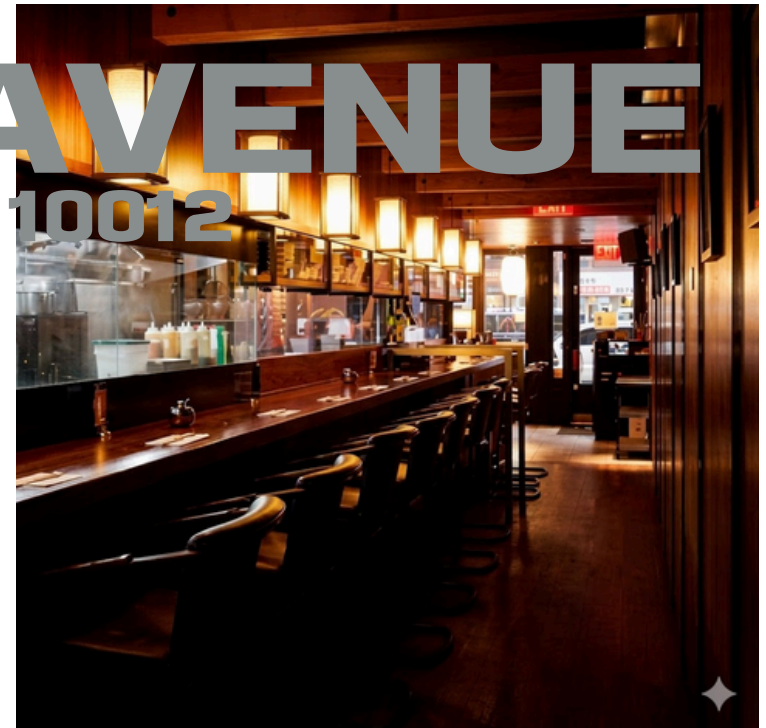
- Total Area: Approx. **4,051 SF** (1F: 2,201 SF | Bsmt: 1,850 SF)
- Frontage: Approx. **15 Feet** (Prime Second Avenue Exposure)
- Monthly Rent: **\$27,318.00** (Current through March 2026)
- Rent Escalation: Fixed **3%** Annual Increases
- RET Escalation: **40%** above 2021/22 Base (\$285,715.40)
- Current Monthly Tax Contribution: Approx. **\$900.28**
- Key Money: **Upon Request**
- Lease Term: Through March 31, **2031** (Approx. 5 Years Remaining)
- Extension Option: No formal option to extend; future occupancy subject to new negotiation with Landlord

**"RARE TURN-KEY OPPORTUNITY: SEIZABLE MARKET ENTRY" "Avoid \$700k+ in Build-out Costs & 12-Month Permitting Delays. High-Capacity Noodle Production Infrastructure & Proven Beer/Wine/Sake History for Fast-Track Operation."**

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### PREMIUM ASSETS & EQUIPMENT

- Turn-Key Professional Kitchen: High-capacity setup specifically optimized for Ramen production.
- Cooking Line: Industrial High-BTU noodle boilers, specialized soup ranges, multi-burner stovetops, and dual-tank high-efficiency fryers.
- Refrigeration: Top-tier True & Beverage-Air units (reach-ins, under-counters, prep tables) and large-capacity walk-in coolers.
- Infrastructure: High-output A.O. Smith water heating system and sophisticated Ansul fire suppression.
- Beverage Program: Active Soft Liquor License (Beer, Wine & Sake) in place.
- Condition: Meticulously maintained "Plug & Play" facility; zero downtime required for commencement of operations.

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### LOCATION & SPACE ADVANTAGE

- **The Heart of East Village:** Situated in Manhattan's premier culinary destination, benefiting from dense foot traffic of high-income professionals and the NYU community.
- **Multipurpose Basement:** Full-footprint deep basement providing exceptional space for a central kitchen (prep), massive storage, and administrative office.
- **Strategic Branding:** High-visibility signage opportunities on one of the East Village's most traveled North-South avenues.

### RISK MITIGATION & KEY DISCLOSURES

- **Good Guy Guaranty (GGG):** Features a limited personal guaranty, providing a clear exit strategy and limiting personal liability.
- **Security Deposit:** Maintained at a competitive 3 months' rent.
- **Assignment Requirements:** Prospective Assignees must demonstrate strong financials (Liquidity: \$1M+, Credit Score: 750+).
- **Equipment Ownership:** All fixed professional kitchen installations are property of the Landlord and remain with the premises upon assignment.

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### **OFFICIAL EQUIPMENT INVENTORY LIST**

92 Second Avenue, South Store | New York, NY 10003

The following equipment and fixtures are categorized as "Landlord's Property" under the Master Lease. These assets are included in the assignment, and the Assignee (Buyer) shall have the right to use them throughout the remaining lease term.

#### **1. PRIMARY COOKING & PRODUCTION LINE**

- Industrial Noodle Cookers: High-BTU units specifically designed for high-volume ramen production.
- Specialized Soup Ranges: Heavy-duty stock pot ranges engineered for long-duration simmering.
- High-Efficiency Deep Fryers: Dual-tank commercial units for consistent high-output frying.
- Multi-Burner Gas Ranges: Professional-grade stovetop cooking stations.
- Ansul Fire Suppression System: Fully integrated, code-compliant kitchen fire safety system.
- Exhaust Hood & Ventilation: Large-scale stainless steel hood system with high-capacity exterior fans.

#### **2. REFRIGERATION & COLD STORAGE**

- Walk-In Coolers: Large-capacity refrigerated rooms located in the kitchen and basement areas for bulk storage.
- Reach-In Refrigerators & Freezers: Professional units by True and/or Beverage-Air.
- Under-Counter Refrigeration: Compact, space-saving units located beneath prep stations.
- Refrigerated Prep Tables: Integrated cold-storage workstations for efficient assembly and topping service.
- Commercial Ice Machine: High-output ice production unit.

#### **3. INFRASTRUCTURE & PREP STATIONS**

- High-Capacity Water Heating: A.O. Smith gas-fired water heating system designed for peak restaurant demand.
- Stainless Steel Prep Tables: Heavy-duty, sanitary workstations for food preparation.
- Commercial Sink Stations: Including 3-compartment wash sinks and dedicated hand-washing stations.
- Grease Interceptor: Code-compliant grease trap system for plumbing protection.

#### **4. FRONT-OF-HOUSE & FURNISHINGS**

- Custom Service Counter: Optimized for both dine-in service and high-efficiency delivery/takeout flow.
- Dining Furniture: All existing tables, chairs, and built-in banquette seating.
- Lighting Fixtures: All fixed interior and architectural lighting.

### **IMPORTANT DISCLOSURES FOR BUYER**

- Operational Status: All equipment is currently in "Working Order" and has been subject to regular professional maintenance.
- Ownership: Per Section 42(a) of the Lease, all fixed professional kitchen installations and improvements remain property of the Landlord and are to be surrendered with the premises upon lease expiration.
- Tenant Assets: Personal property, POS systems, and specific "Moveable Trade Fixtures" brought in by the current tenant may be excluded from this list or subject to separate negotiation.

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## MANHAATAN COMMUNITY DISTRICT 3

### Population

164.4k  
2000 Census

163.3k  
2010 Census (-1%)

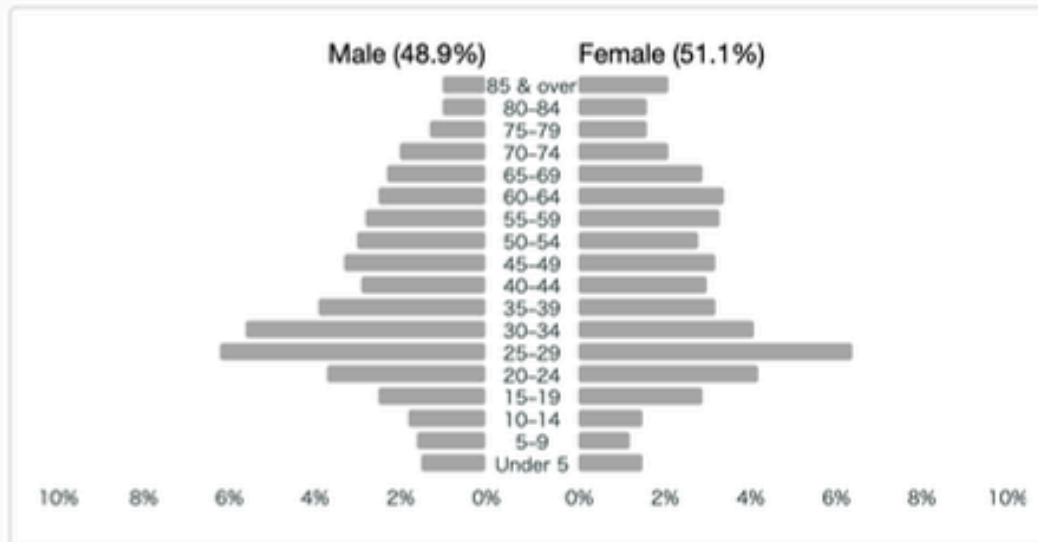
155.0k  
2014-2018 Estimate

### Area & Density

1.7  
square miles

97,097  
persons per sq mi

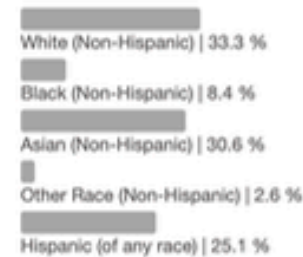
### Population by Age



### Foreign-Born Population

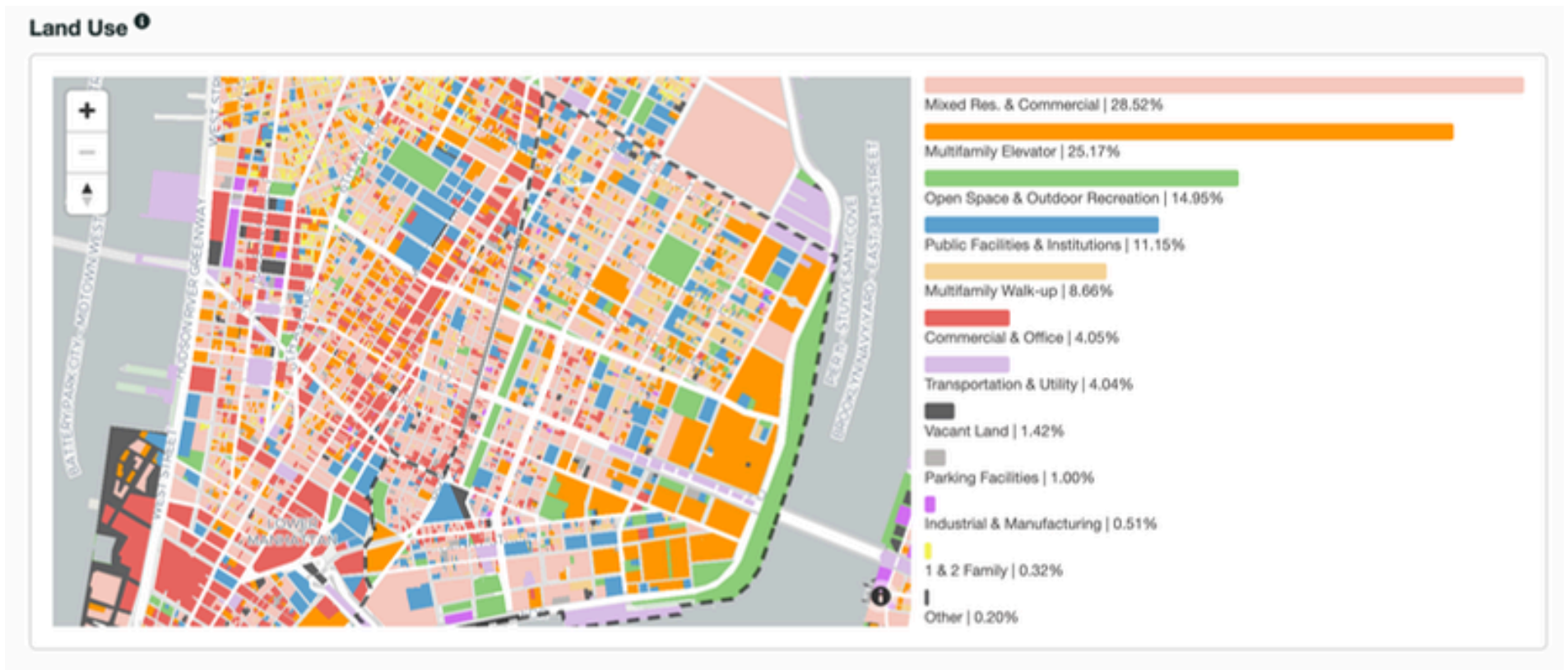
34.5%  
of residents are foreign-born

### Race & Hispanic Origin



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### NEIGHBORHOOD HIGHLIGHTS: WITHIN 5-MINUTE WALK

#### PREMIUM RETAIL & ANCHORS

- Whole Foods Market (Bowery): High-traffic flagship organic grocer driving massive neighborhood purchasing power.
- Wegmans (Astor Place): The newest high-profile destination in the area (opened 2023), attracting a premium demographic.
- Target (East Village): Ensures consistent, high-density daily foot traffic from local residents.
- Trader Joe's (Union Square East): High-volume essential retailer serving the dense residential population.
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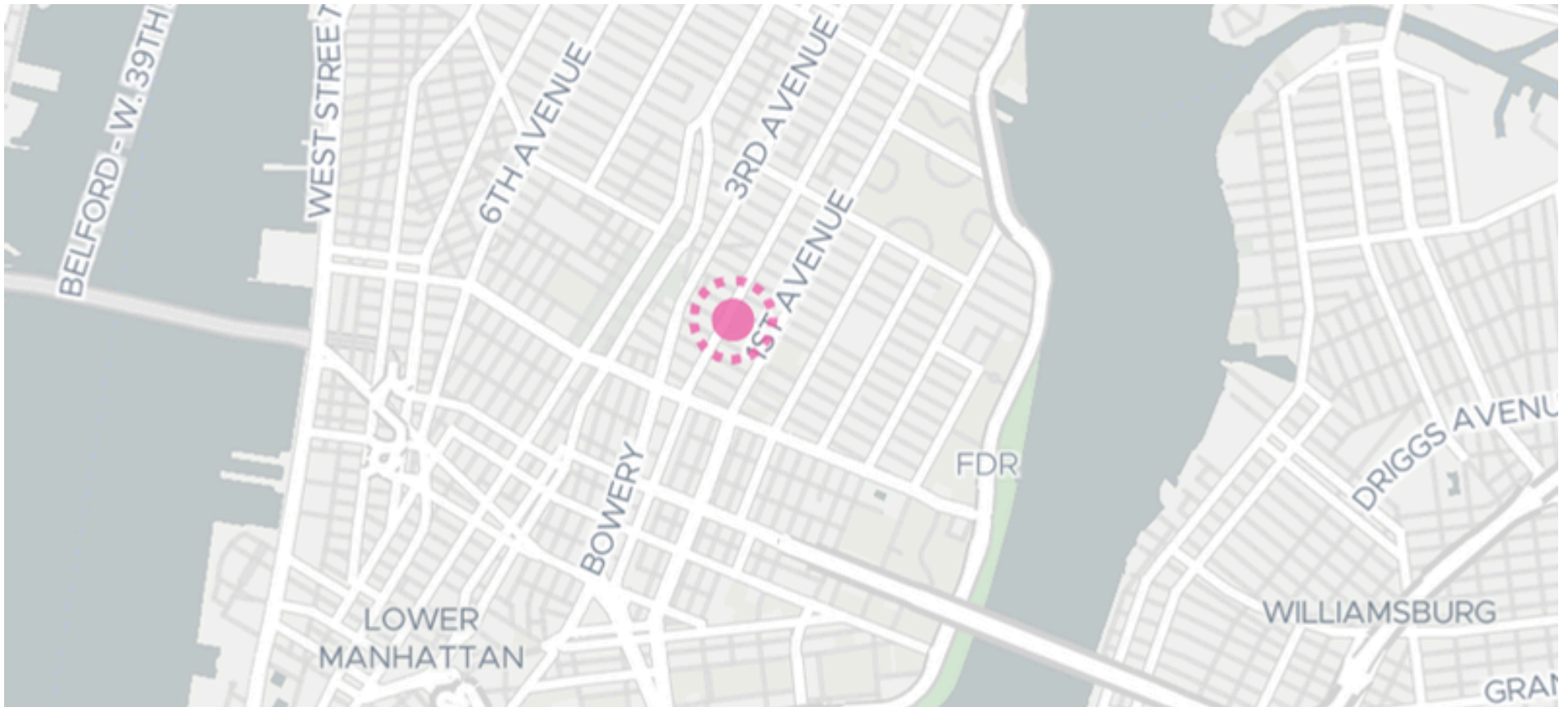
#### CULINARY LEGENDS

- Momofuku Noodle Bar: The world-renowned birthplace of the modern ramen movement.
- Ippudo NY (East Village): A global pillar of the ramen industry with a loyal, high-volume customer base.
- Katz's Delicatessen: An iconic New York institution drawing a continuous flow of tourists and locals.
- Superiority Burger: A cult-favorite and trendsetter in the modern culinary scene.
- McSorley's Old Ale House: One of NYC's oldest and most historic landmarks, ensuring steady evening crowds.
- 

#### INSTITUTIONAL & CULTURAL POWER

- New York University (NYU): Direct access to tens of thousands of students and faculty, fueling high-volume lunch and takeout demand.
- The Public Theater: A major cultural hub providing a steady stream of pre- and post-theater dinner guests.
- Astor Place Subway Station (6, R, W Trains): Major transit hub located just minutes away, connecting the site to the entire city.
- Cooper Union: Prestigious private college contributing to the high-income, professional atmosphere of the district.

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**THANK YOU!**

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