



## 88 CLINTON STREET, STORE

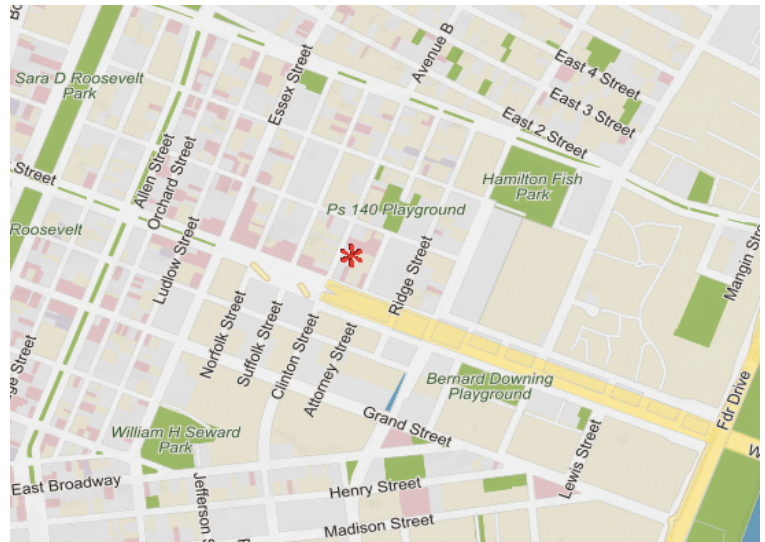
EAST BLOCK LOCATED BETWEEN RIVINGTON STREET AND DELANCEY STREET

- 4,000 SF gross space: 2,000 SF retail + 1,200 SF lower level + 800 SF private garden
- Total 25 FT of frontage for excellent exposure
- Prime retail location on the busiest retail block in the Lower East Side which boasts heavy foot traffic
- Large windows bring abundant natural light and visibility
- Built out with venting for commercial cooking
- Large basement with two separate entrances
- Private, enclosed outdoor area and garden
- HVAC system in place
- ADA restrooms
- Two blocks to the F/J/M/Z trains at Delancey St/Essex and an 8-minute walk to the B/D trains at Grand St
- Opportunity for liquor license
- Other uses considered
- Tenant improvements possible
- Immediate possession
- Additional space available
- Located in the LOFT 88 building in the epicenter of the LES
- Neighboring tenants: Essex Street Crossing, Trader Joes, Market, Ivan Ramen, Clinton St Baking, Ludlow House, Wildair, Yopparai
- Video walk-through upon request; private showings anytime

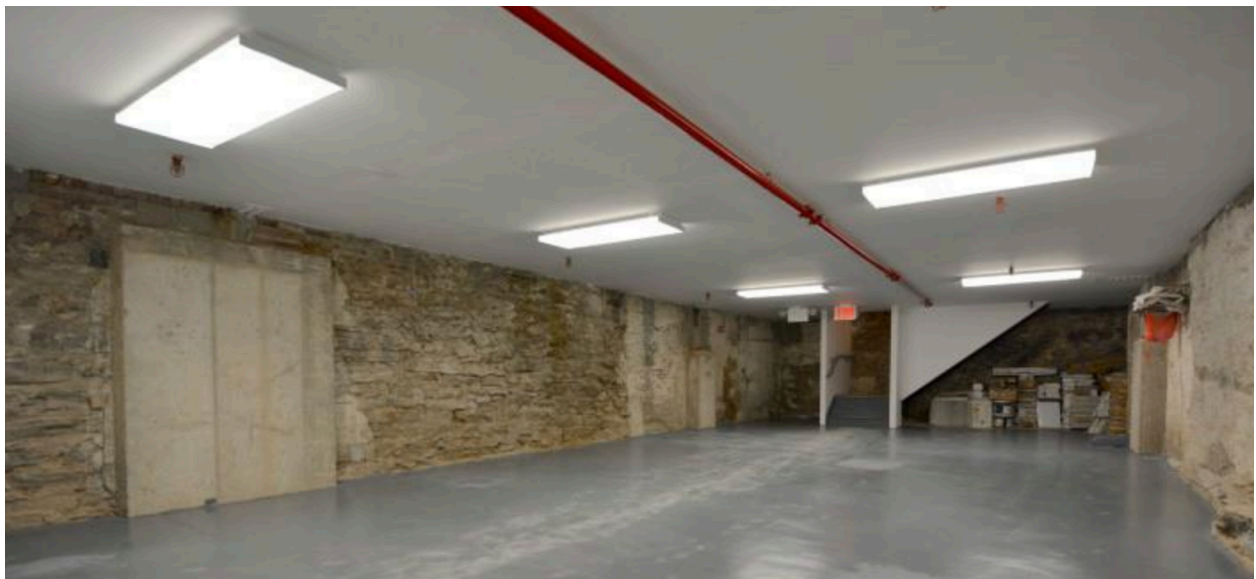
### LICENSED BROKER DANIEL BARCELOWSKY

PHONE : 646-373-7944  
 E- MAIL : [DANIEL@EVRGREALTY.COM](mailto:DANIEL@EVRGREALTY.COM)

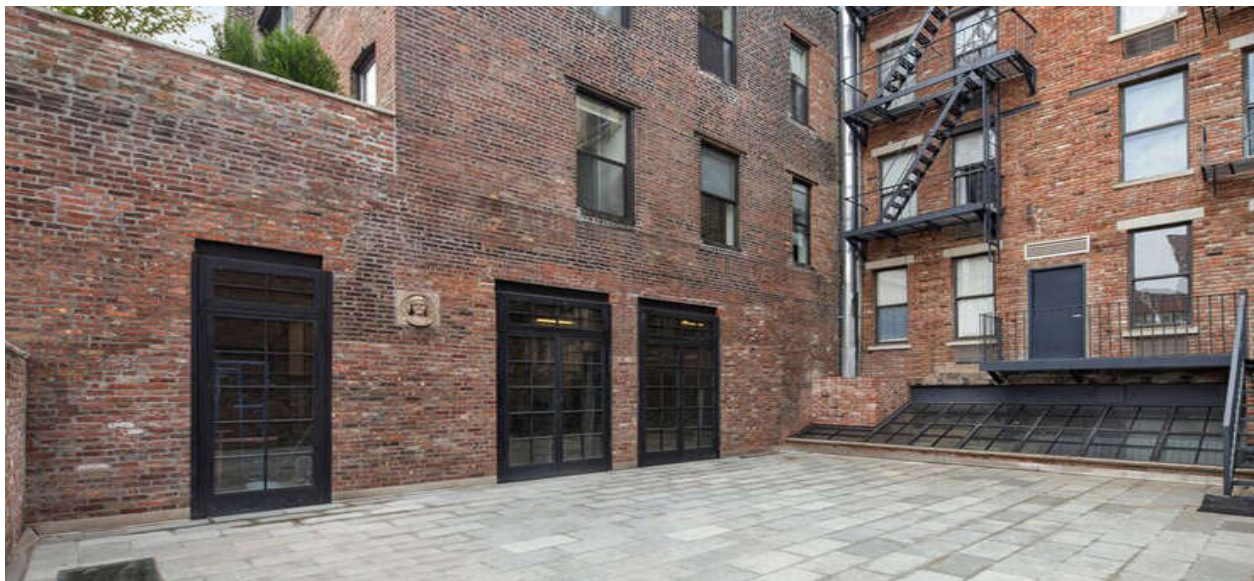
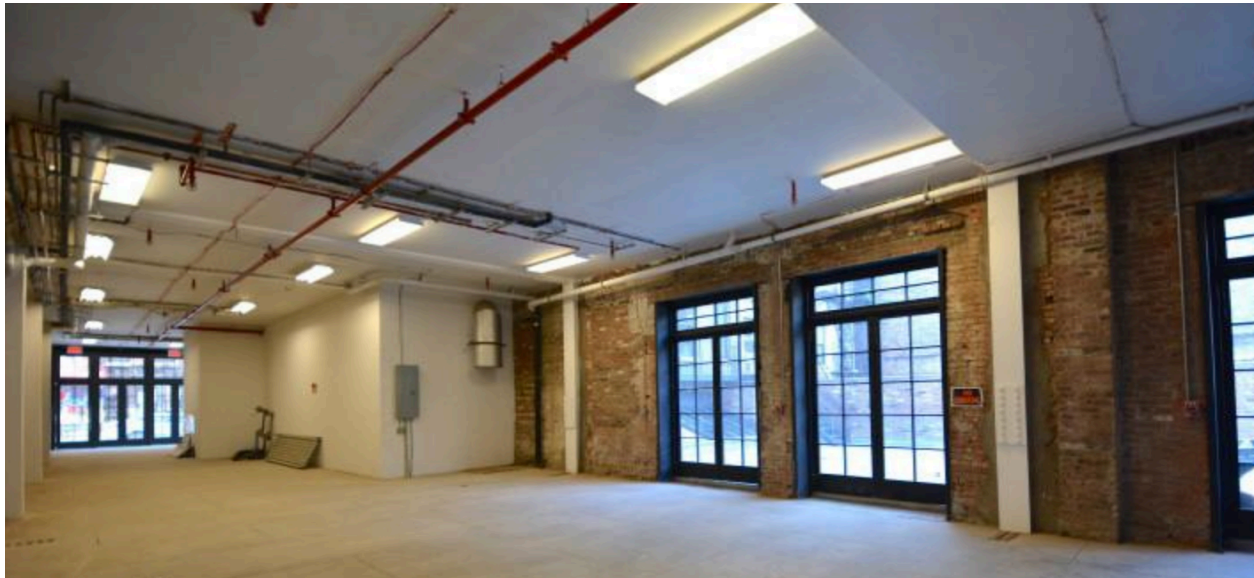
**PRICE UPON REQUEST**

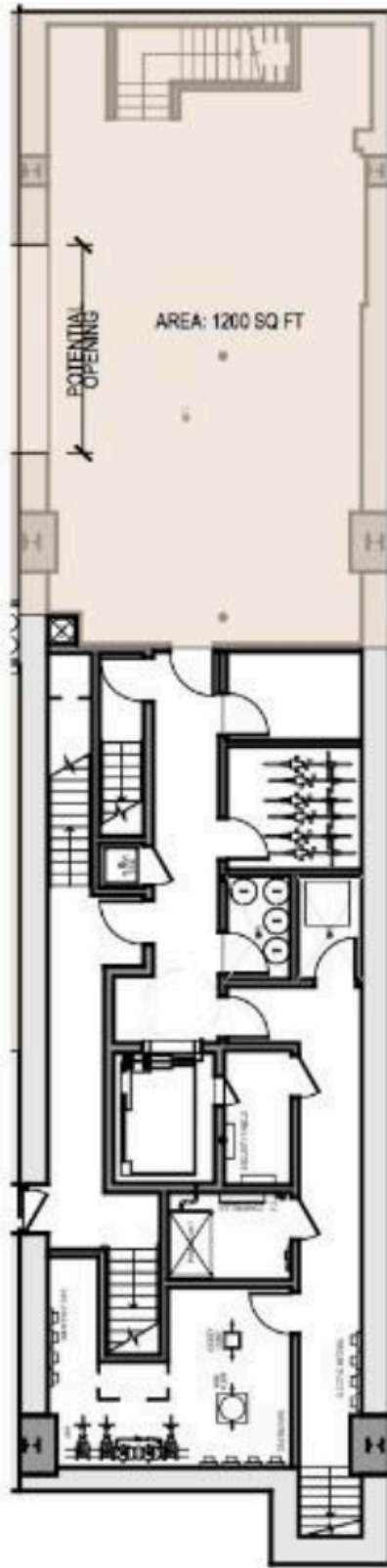


**LOFT 88 BUILDING • 4,000 SF • HVAC SYSTEM • PRIME LES**

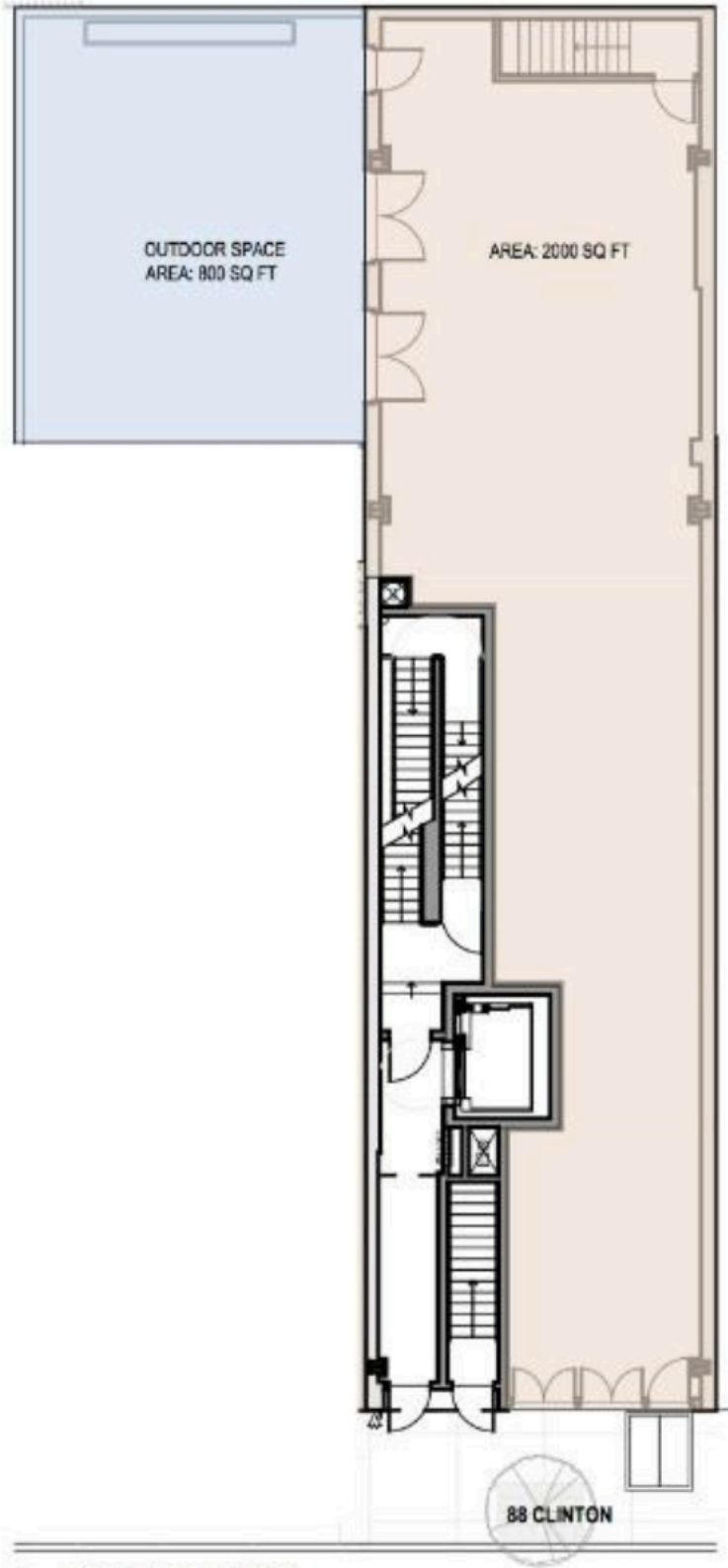








88 CLINTON



88 CLINTON

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## FIRST FLOOR PLAN

SCALE: 1/16" = 1'-0"





WALK SCORE®



TRANSIT SCORE®

