

# 621

**NINTH AVENUE**  
HELL'S KITCHEN, NYC

Corner of Ninth Avenue & West 44<sup>th</sup> Street

RESTAURANT FOR LEASE

#### APPROXIMATE SIZE

1,500 SF + Basement

#### ASKING RENT

Upon Request  
Key-Money Upon Request

#### POSSESSION

Immediate

#### TERM

Negotiable

#### FRONTAGE

25 FT Wraparound

#### COMMENTS

- Great opportunity to take over the turn-key restaurant "Mama Mia", available for the first time in 50 years
- Prime corner in the heart of Hell's Kitchen steps from Times Square
- Outdoor seating on both sides of the corner
- Full basement with a walk-in refrigerator

#### NEIGHBORS

Rudy's Bar & Grill • Frisson • Marseille • Gregory's Coffee • Westway Diner • Chipotle • Pio Pio • The Purple Tongue • Little Pie Company • Flowers on the Park • Molyvos • Red Poke • QQ Nails & Spa

#### TRANSPORTATION

1 2 3 F N Q R W A C E 7 S



PROPERTY INFORMATION

#### ELLIOT WYGODA

Director  
212.468.5968  
ewygoda@meridiancapital.com



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# RESTAURANT FOR LEASE



INTERIOR

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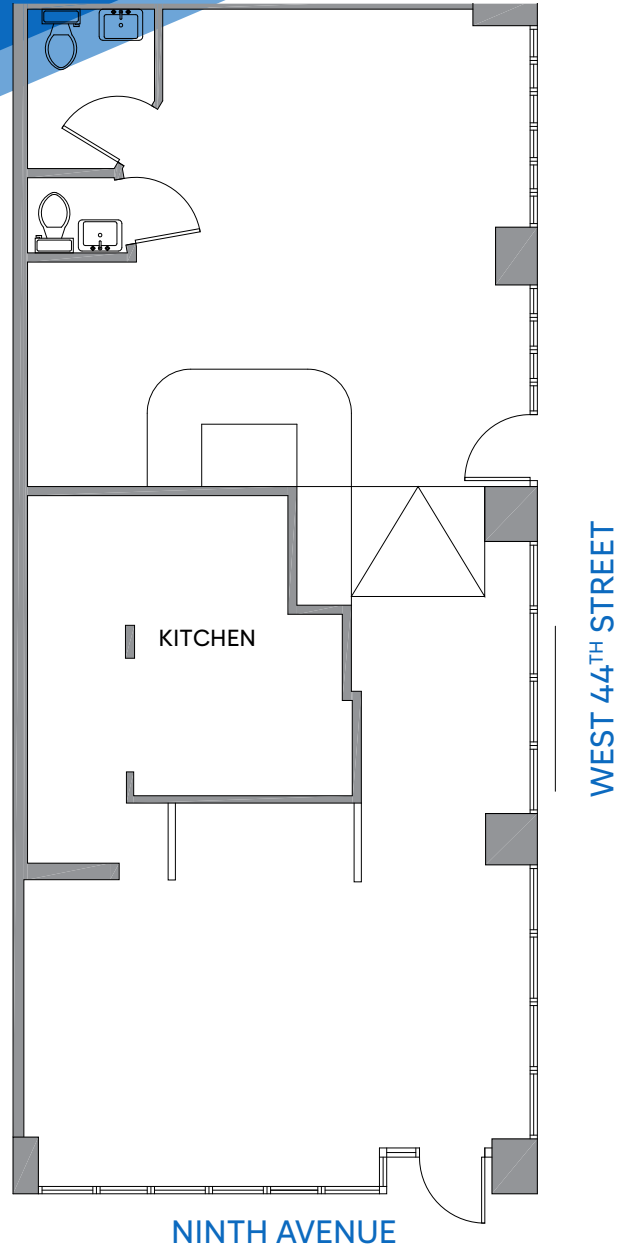
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FLOOR PLAN



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## RESTAURANT FOR LEASE

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**NEIGHBORS**

**W 45TH STREET**

MANHATTAN RENT A CAR, OBAO Noodles & BBQ, LOVELY'S OLD FASHIONED, Bird & Branch

**W 44TH STREET**

HEALTHY MARKET & DELI, CUBBY'S, THE MARSHAL, SAINT, HEALTHY CORNER JUICE BAR, SMILERS GOURMET DELI, PICCINI BROS, WINE ESCAPE, RUDY'S BAR-GRILL, YURI CLEANERS, NICK'S BARBER SHOP, TIMES ONE BARBER SHOP, THE AL HIRSCHFELD THEATRE, Beer Culture NEW YORK CITY, THE PLAY COMPANY

**W 43RD STREET**

CHATHAM FORTY FOUR CONDOMINIUM, H&R BLOCK, P P I O, CLAUDIO'S PIZZA & PASTA, MR. BIGGS BAR & GRILL, THE ACTORS STUDIO, ARI SUSHI, Indigo, DALTONS, VIVI bubble tea, PLAZA GOURMET DELI, CHIPOTE MEXICAN GRILL, P.C. PASTA, THE BRAZEN TAVERN, COMEDY VILLAGE, ST. VASA COFFEE, TOWNEPLACE SUITES BY MARRIOTT, VANILLA GORILLA, WESTWAY Diner - Restaurant, THE BRAZEN TAVERN, GRIND THE NYC COFFEE SHOP & BAGEL HOUSE, MCCAFFREY PLAYGROUND, THE PENTHOUSE ORGANIC & MODERN

**W 42ND STREET**

MPHC your fitness community, Flowers on the Park, Little Pie Company, THE PURPLE TONGUE, MOLLYVOS, Starbucks, MANHATTAN PLAZA APARTMENT, CHASE, MRG MANHATTAN PARKING, OLLIE'S Sichuan Restaurant, BROAD NOSH BAGELS & CAFE, CITI, red poke, IVY TOWER APARTMENT, Q Q NAILS & SPA, THE ELLERY NEW YORK, pinkberry, MATTRESS FIRM, HOLY CROSS CHURCH, TD Bank, SUBWAY, CITYMD URGENT CARE, 7 ELEVEN, BURGER KING

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