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REAL ESTATE

Retail Space For Lease

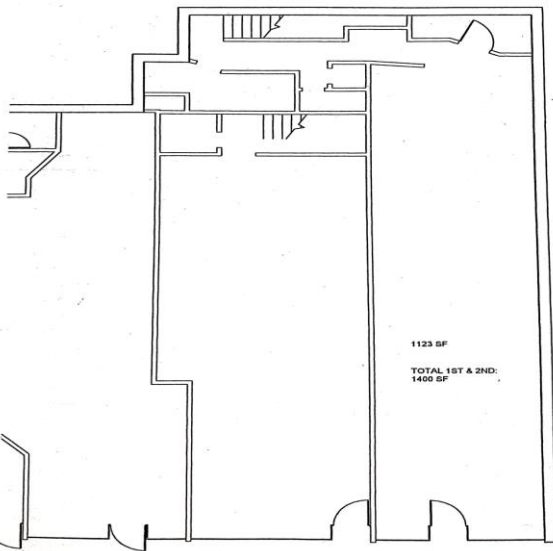
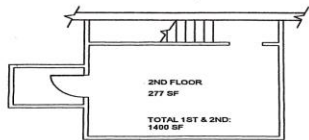
UPPER WEST SIDE - MANHATTAN

2675 BROADWAY

1,400 SF - Ground Floor + Mezz Retail

ASKING \$12,500/MTH

This very high traffic, Upper West Side corner location is situated in a beautiful Upper West Side residential area. Wraparound frontage to this space creates high visibility on a prime Broadway corner. In the back of the space is a 277 SF mezzanine office, perfect for an in-store office or additional storage, as well as other uses. A full basement and high ceilings round out the store. This location provides a great opportunity for those seeking an Upper West Side presence. All dry uses considered. Food may be allowed, but the space cannot currently be vented.



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UPPER WEST SIDE, MANHATTAN
2675 BROADWAY

Building Details:

DESCRIPTION: 1123 SF Retail Space + 277 SF of Mezzanine Office + Full Basement

BLOCK & LOT 01873-0052

FRONTAGE: 17' on Broadway

AVAILABLE SPACE: 1,400 SF + Basement

ASKING RENT: \$12,500/MTH

ZONING: R9A, R8B, C1-5, EC-3

USE: Dry Use or Food with No Cooking

TAXES: Landlord Pays

Investment Highlights:

PRIME UPPER WEST SIDE CORNER LOCATION
EXTREMELY HIGH TRAFFIC
EXCELLENT FRONTAGE AND A FULL BASEMENT
CONVENIENT MEZZANINE OFFICE SPACE
LOCATED JUST STEPS FROM THE SUBWAY – BOTH LOCAL AND EXPRESS STOPS
EXCELLENT ACCESS TO ALL TRANSPORTATION
GREAT BROADWAY VISIBILITY

Contact Broker: **Chris Gallagher (212) 772-7550 x.19**