

Retail Space For Lease

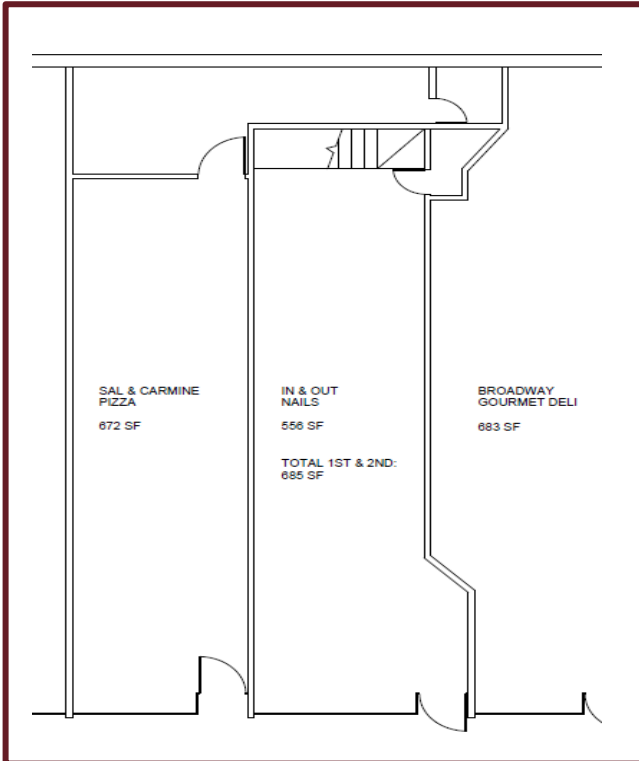
UPPER WEST SIDE - MANHATTAN

2669 BROADWAY

685 SF - Ground Floor Retail

ASKING \$6,500/MTH

This very high traffic, Upper West Side retail location is situated in a beautiful Upper West Side residential area. Newly renovated storefronts with high visibility just off a prime Broadway corner. Former NY City Blinds / Nail Salon space. Clean vanilla box with high ceilings. 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. Mezzanine listed below has been removed. Mezz space is a possibility though, due to the available ceiling height.



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UPPER WEST SIDE, MANHATTAN
2675 BROADWAY

Building Details:

<u>DESCRIPTION:</u>	556 SF Retail Space
<u>BLOCK & LOT</u>	01873-0052
<u>FRONTAGE:</u>	14' on Broadway
<u>AVAILABLE SPACE:</u>	556 SF
<u>ASKING RENT:</u>	\$7,200/MTH
<u>ZONING:</u>	R9A, R8B, C1-5, EC-3
<u>USE:</u>	Dry Use or Food with No Cooking
<u>TAXES:</u>	Landlord Pays

Investment Highlights:

PRIME UPPER WEST SIDE LOCATION
EXTREMELY HIGH TRAFFIC
EXCELLENT FRONTAGE
LOCATED JUST STEPS FROM THE SUBWAY – BOTH LOCAL AND EXPRESS STOPS
EXCELLENT ACCESS TO ALL TRANSPORTATION
GREAT BROADWAY VISIBILITY

Contact Broker: **Chris Gallagher (917) 673-1178**