

1062
THIRD AVENUE
UPPER EAST SIDE



laboratorio
del gelato

ONE WAY

3 AV

Lexington Av-63 St Station
F M
Subway across 3 Avenue



ZELNIK

Details

1062 Third Avenue

Southwest corner of 63rd Street
Upper East Side, NYC

APPROXIMATE SIZE*

4,334 sq. ft. Ground Floor

3,550 sq. ft. Selling Lower Level

** logical divisions considered*

FRONTAGE

60' on Third Avenue

61' on East 63rd Street

NEIGHBORS

Bond Vet, il laboratorio del gelato, Fleet Feet,
Juice Press, Mephisto, Morton Williams,
Black Press Coffee, Bloomingdale's and Alo.

COMMENTS

- Highly visible corner location
- Adjacent to the Lexington Ave/63rd St Subway
- Lower level is legal for selling
- Available for immediate possession
- Dense residential population
- The surrounding neighborhood features medical offices, schools, and a large residential population



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UPPER EAST SIDE CORNER
RETAIL OPPORTUNITY

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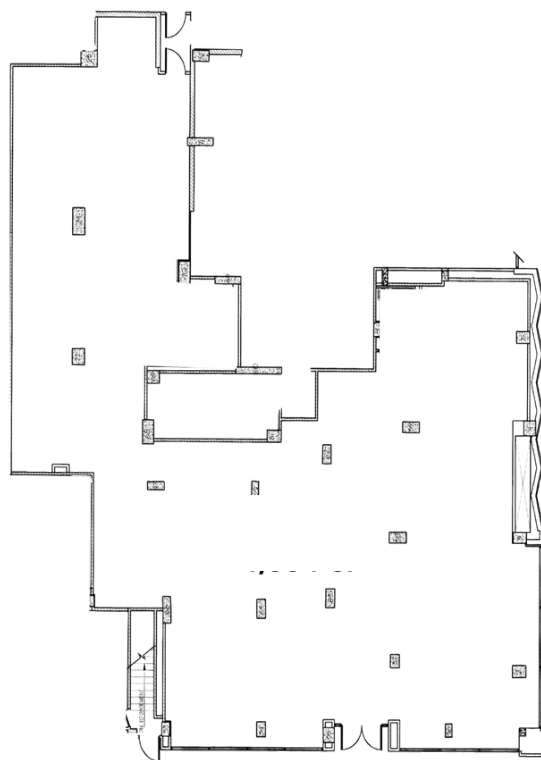
Zelnik & Company

424 Madison Avenue

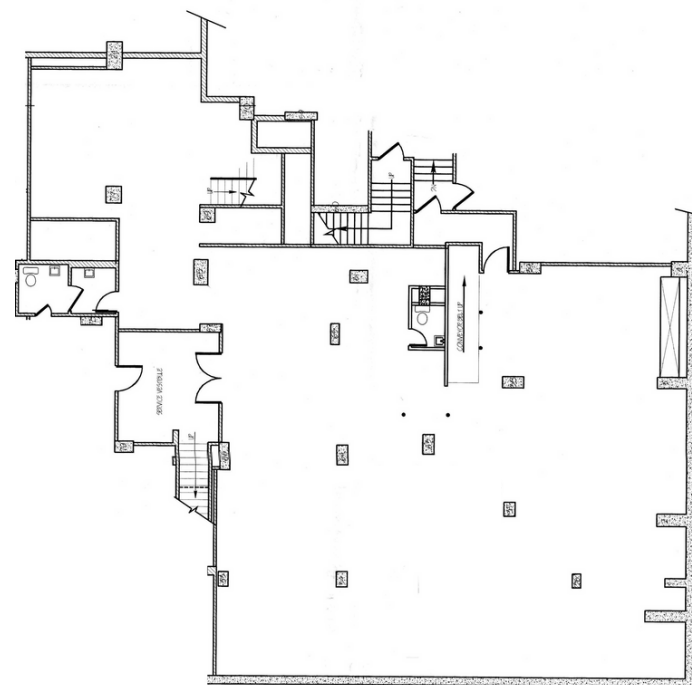
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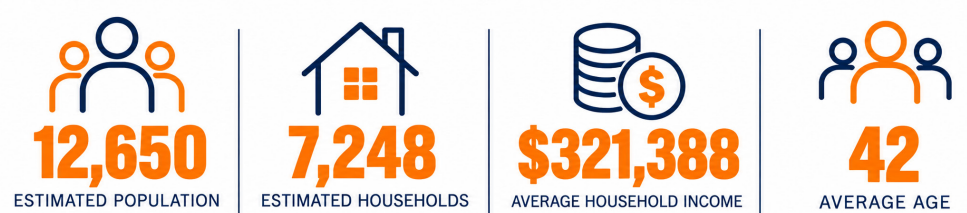
GROUND FLOOR



LOWER LEVEL



FACTS & FIGURES



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