

1753

PARK AVENUE EAST HARLEM, NYC

Corner of Park Avenue & East 122nd Street

GHOST KITCHEN/OFFICE FOR LEASE

APPROXIMATE SIZE

Ground Floor: 4,616 SF (+ Loading Dock)

Built-Out Lower Level: 3,663 SF (+ Loading Dock)

ASKING RENT

Ground Floor: \$44 PSF

POSSESSION

Immediate

TERM

3-10 Years

FRONTAGE

100 FT Wraparound

COMMENTS

- Previously "Fat Witch", bakery and ghost kitchen
- Fully built-out as bakery, offices, and prep areas
- Turn-key with walk-in boxes, gas, vent, built-out lower level, and all essential baking equipment in place
- Ownership open to logical divisions
- Dedicated freight elevator/loading dock, internal open stairs, and a 2-bay loading dock
- Ideal for ghost kitchens, bakery's, and big-box similar uses
- Close proximity to Metro-North Harlem 125th Street corridor with national co-tenants
- **No real estate taxes**

NEIGHBORS

Lexington Wine & Liquor • NYC Health + Hospital
• North General Hospital • Starrett Podiatry
• Alabama Chicken & Burger • Thai BKK

TRANSPORTATION

4 5 6

NOAM AZIZ

Managing Director
212.468.5984

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DANIEL ZACAİM

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RETAIL LEASING

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CUSTOMER SEATING RENDERING



INTERIOR

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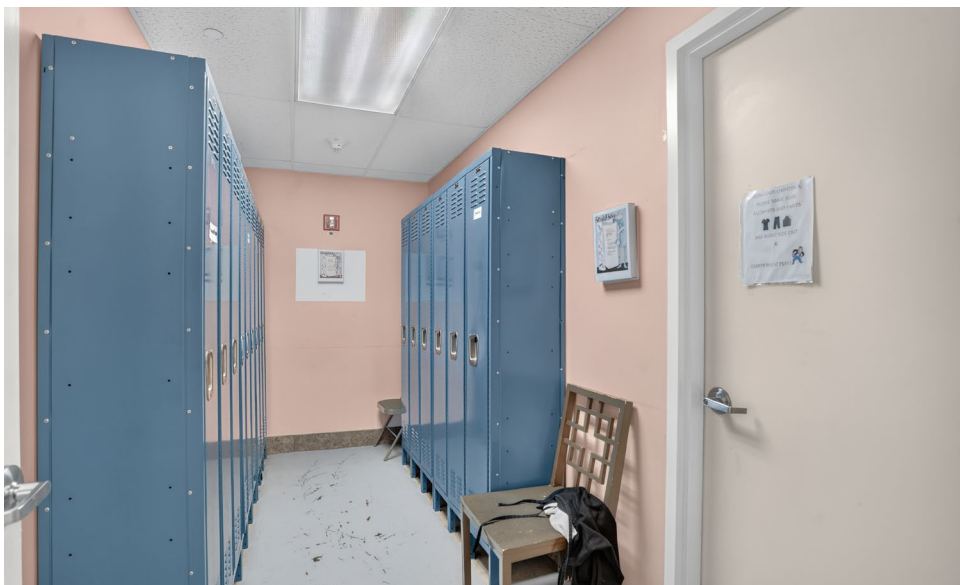


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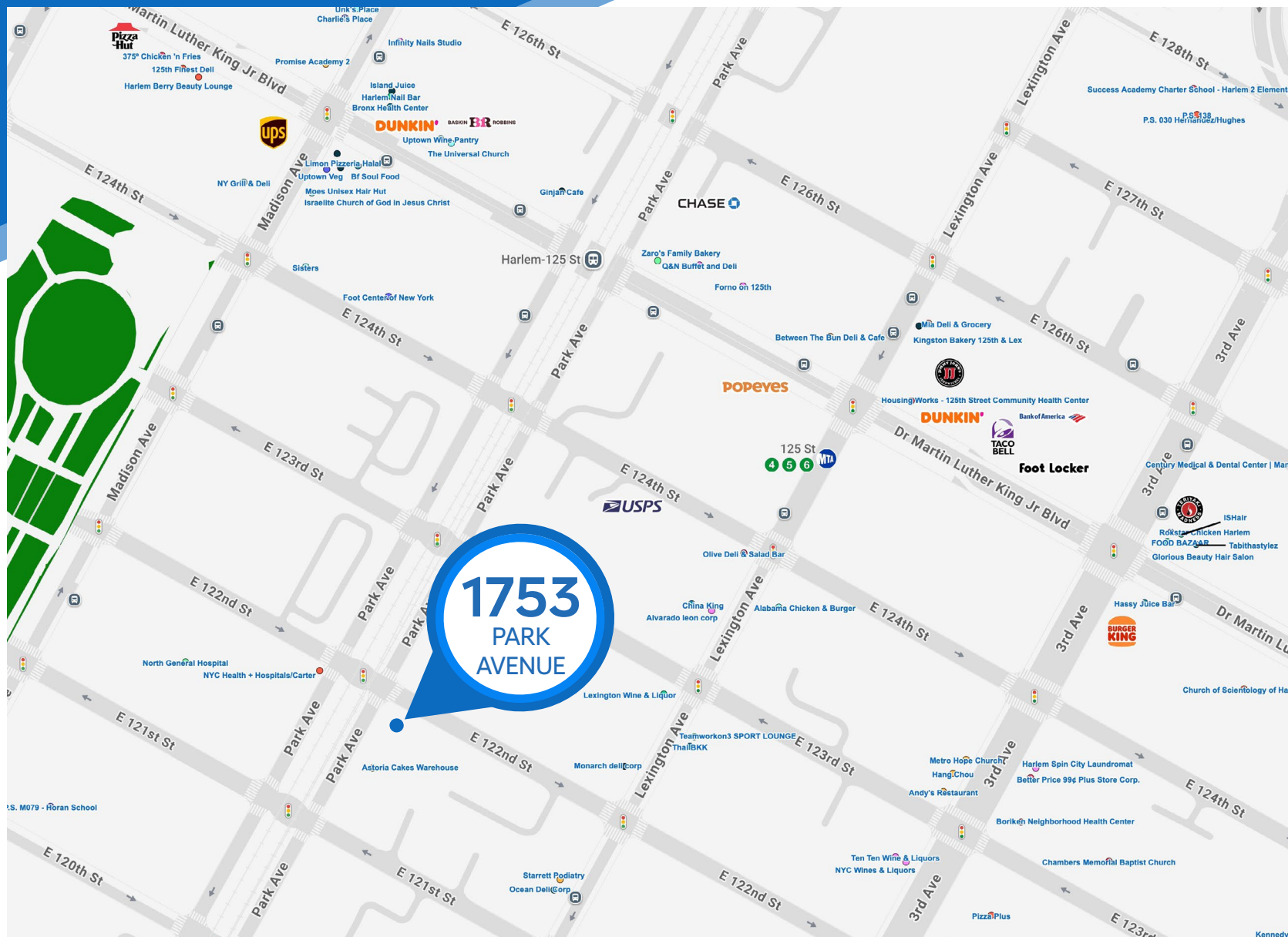


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