

2258

THIRD AVENUE EAST HARLEM, NYC

Corner of Third Avenue & East 123rd Street

RETAIL FOR LEASE

APPROXIMATE SIZE
Second Floor: 4,000 SF

ASKING RENT
\$10,500/Month

POSSESSION
Immediate

TERM
5-10 Years

COMMENTS

- Former dance studio
- Elevator in place
- Full sprinkler system and central HVAC
- Strong East Harlem presence
- Motivated ownership group
- Natural light soaring through
- Bathrooms in place
- All uses considered

NEIGHBORS

Pizza Plus • NYC Wine & Liquors • Andy's Restaurant • VIM • Foodtown • City Fresh Market • Harlem Spin City Laundromat • Hang Chou • Thai BKK • Kennedy Chicken & Burgers

TRANSPORTATION

4 5 6

NOAM AZIZ

Managing Director
212.468.5984
naziz@meridiancapital.com

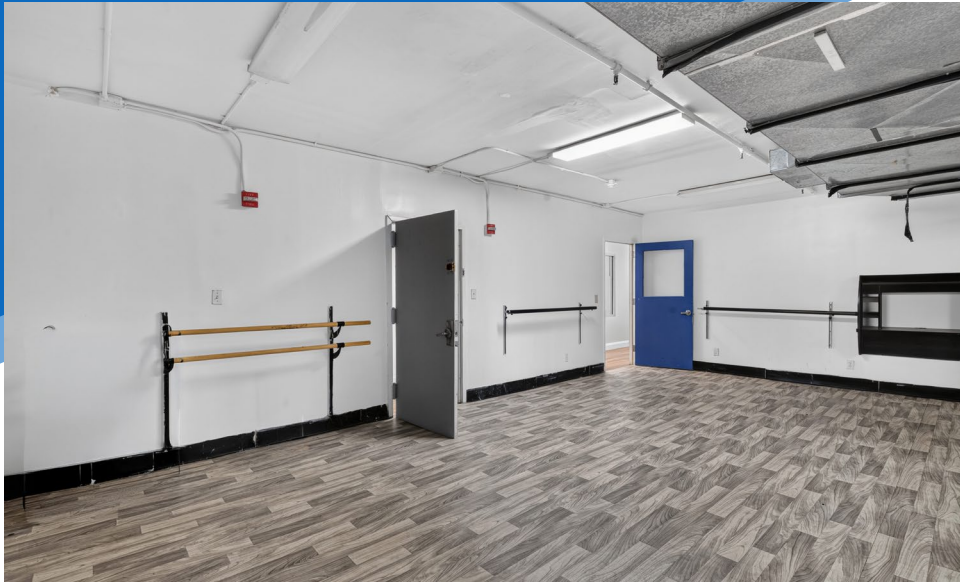
DANIEL ZACAIM

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MERIDIAN
RETAIL LEASING

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INTERIOR

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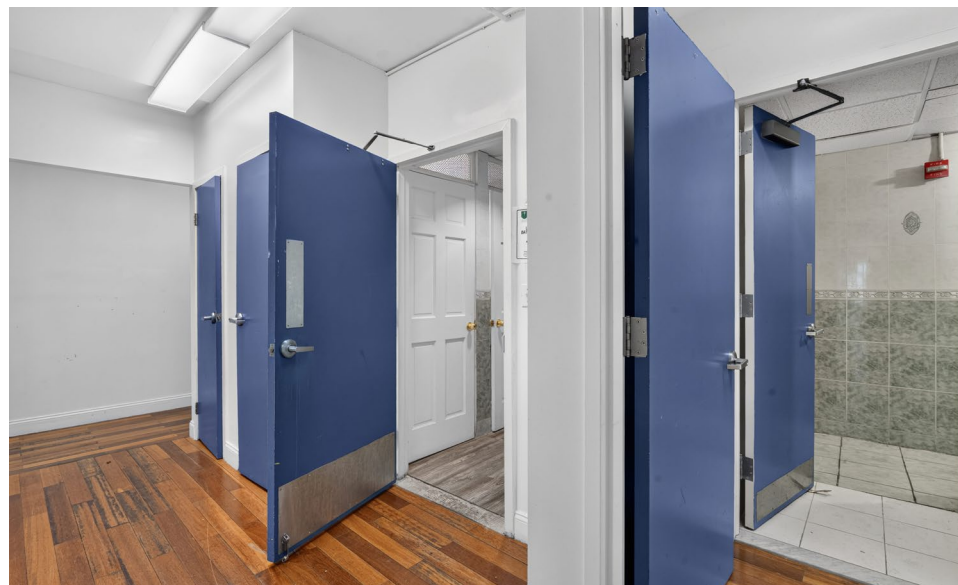
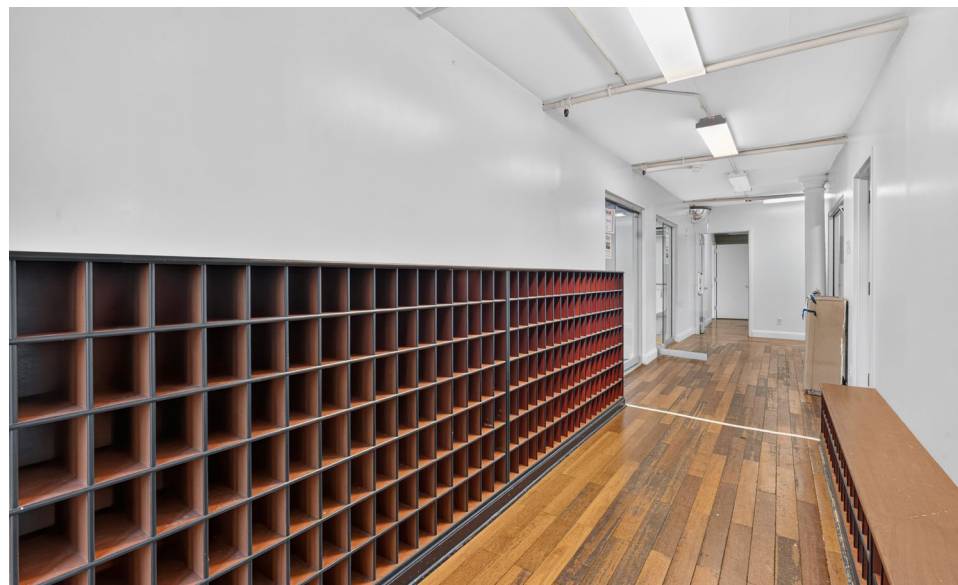
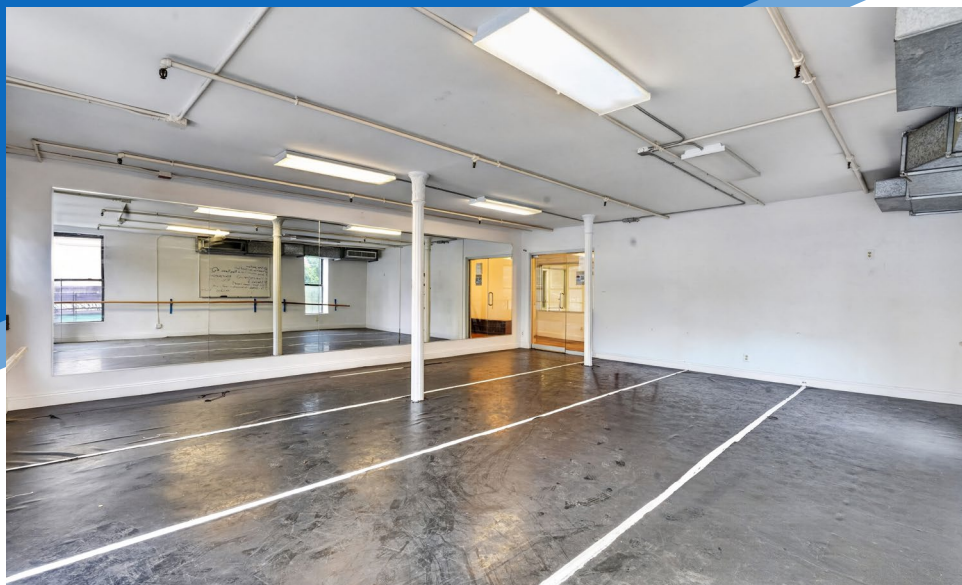
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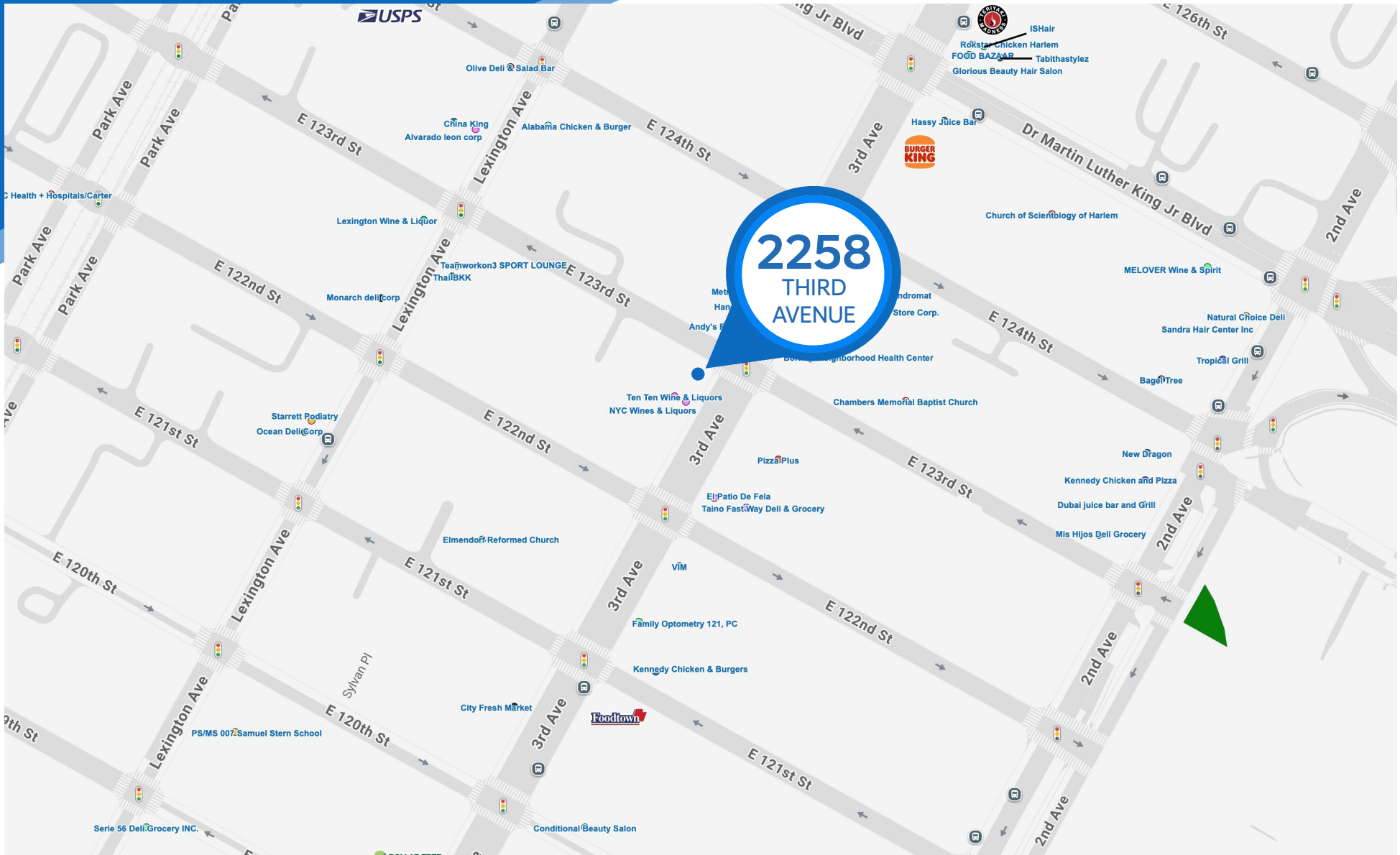
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