



1779 1st Ave, New York, NY 10128

Offered at \$22,000 per month

1779 First Avenue presents a rare opportunity to lease a fully renovated, turnkey retail/service space in the heart of Yorkville, one of Manhattan's most established Upper East Side neighborhoods. Positioned at the corner of First Avenue and East 92nd Street, the space offers approximately 25 feet of endcap frontage, providing exceptional visibility, branding presence, and consistent neighborhood foot traffic.

The property totals approximately 2,149 square feet, comprised of a renovated, ADA-compliant street-level 1516 SF ground floor (ceiling ~10'4") and a 633 SF basement (ceiling ~7'11") suitable for storage or ancillary use. The space is delivered move-in ready, with a new bathroom, flooring, and HVAC, allowing an incoming tenant to minimize build-out time and accelerate opening. Surrounded by a dense residential population and strong household incomes, the location supports service-oriented, wellness, medical, and professional uses.

Convenient access to the FDR Drive, multiple MTA bus lines, and nearby subway stations enhances accessibility for both customers and staff.



Patricia P. Canale
Keller Williams Realty Landmark
32-55 Francis Lewis Blvd, Bayside, NY 11358
917.727.7748
pcanale@kw.com

kw LANDMARK
KELLERWILLIAMS. REALTY



All information deemed reliable, but not guaranteed.