

# 754

## ST. NICHOLAS AVENUE

SUGAR HILL, NYC

Between 147<sup>th</sup> & 148<sup>th</sup> Streets

RETAIL FOR LEASE



### APPROXIMATE SIZE

- Space A: 1,260 SF
- Space B: 1,260 SF
- Space C: 2,520 SF
- Space D: 2,000 SF

### FRONTAGE

20 FT

### ASKING RENT

\$80 PSF

### TERM

10-15 Years

### POSSESSION

Immediate

### COMMENTS

- At Entrance To 145th Street Subway
- Ability to Vent
- Outdoor Seating
- All Uses Considered

### NEIGHBORS

Foodtown • Super Plan Laundromat • Harlem Doggie Day Spa • Studio 735 Bar & Lounge • Branson Got Juice • Texas Star Snack Bar • Devin's Fish & Chips • Tzion Café • Barepas • The Monkey Cup • Chopped Parsley

### TRANSPORTATION



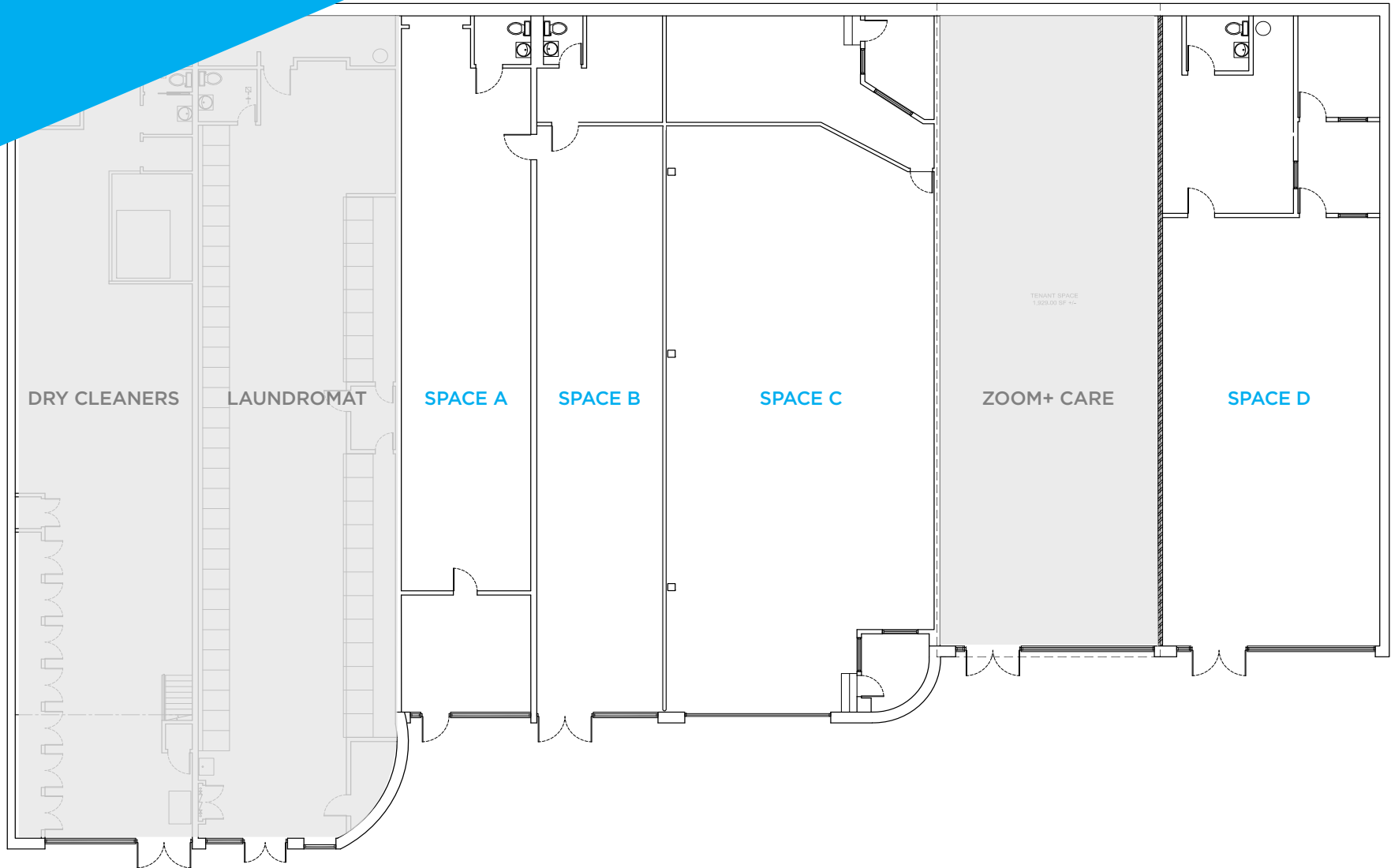
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All information supplied is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of the listing from sale or lease, and to any listing conditions, including the rates and manner of payment of commissions for particular offerings imposed by Meridian Capital Group. This information may include estimates and projections prepared by Meridian Capital Group with respect to future events, and these future events may or may not actually occur. Such estimates and projections reflect various assumptions concerning anticipated results. While Meridian Capital Group believes these assumptions are reasonable, there can be no assurance that any of these estimates and projections will be correct. Therefore, actual results may vary materially from these estimates and projections. Any square footage dimensions set forth are approximate.



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