

203

GRAMATAN AVE

Between Oakley & East Sydney Ave | Mt. Vernon



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PROPERTY HIGHLIGHTS

- Floor to Ceiling Window Frontage
- High Vehicle & Foot Traffic Area
- Dense Residential Area
- Walking Distance to Mt Vernon/Hartley Park
- Easily Accessible via Bronx River and Cross County Parkways
- Neighbors include: *McDonald's, Domino's Pizza, Popeye's, Gramatan Paint & Hardware, Xtreme Fitness of Westchester, Steam House, Sal's Deli, Real Brazilian BBQ, Dulce's Kitchen*

SIZE	Ground Floor: 2,836 SF
FRONTAGE	24'
CEILING HEIGHT	15 Feet
POSSESSION	Immediate
ASKING RENT	Upon Request
TRANSPORTATION	0040 0041 0043 0052



FOR MORE INFORMATION, PLEASE CONTACT:



All information supplied in this marketing presentation and/or flyer is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of listings from sale/lease and to any listing condition. Any square footage, dimensions, floor plans and/or technical data set forth are approximations and are subject to further elaboration/confirmation.

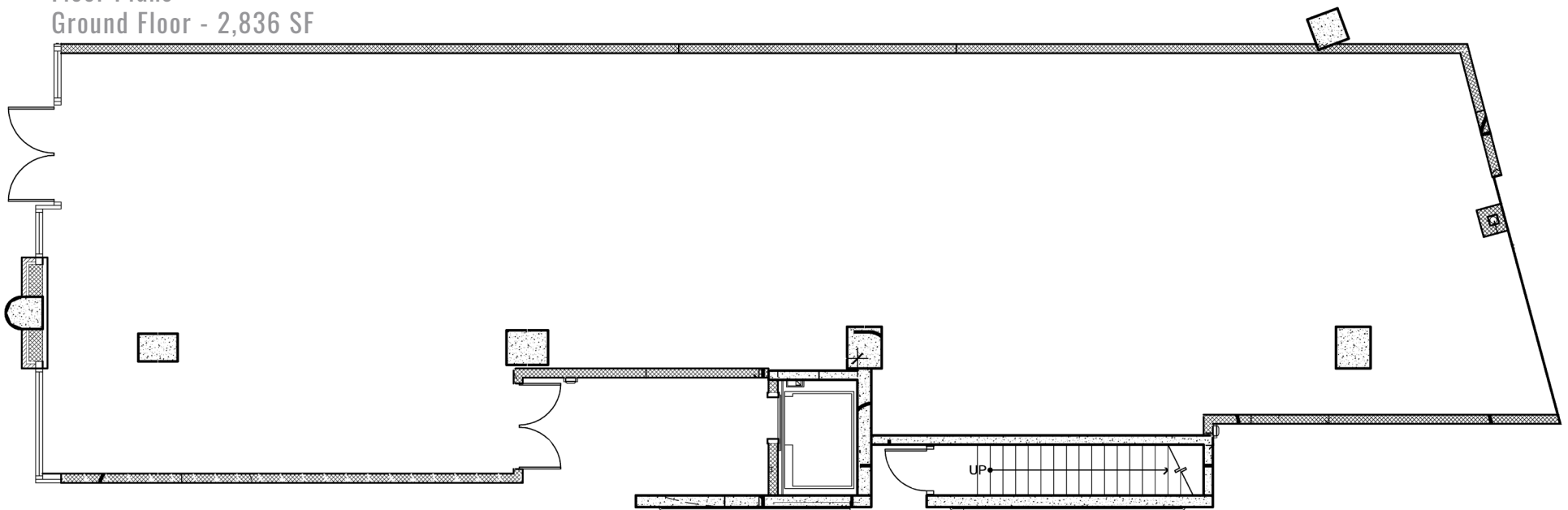
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Floor Plans:
Ground Floor - 2,836 SF



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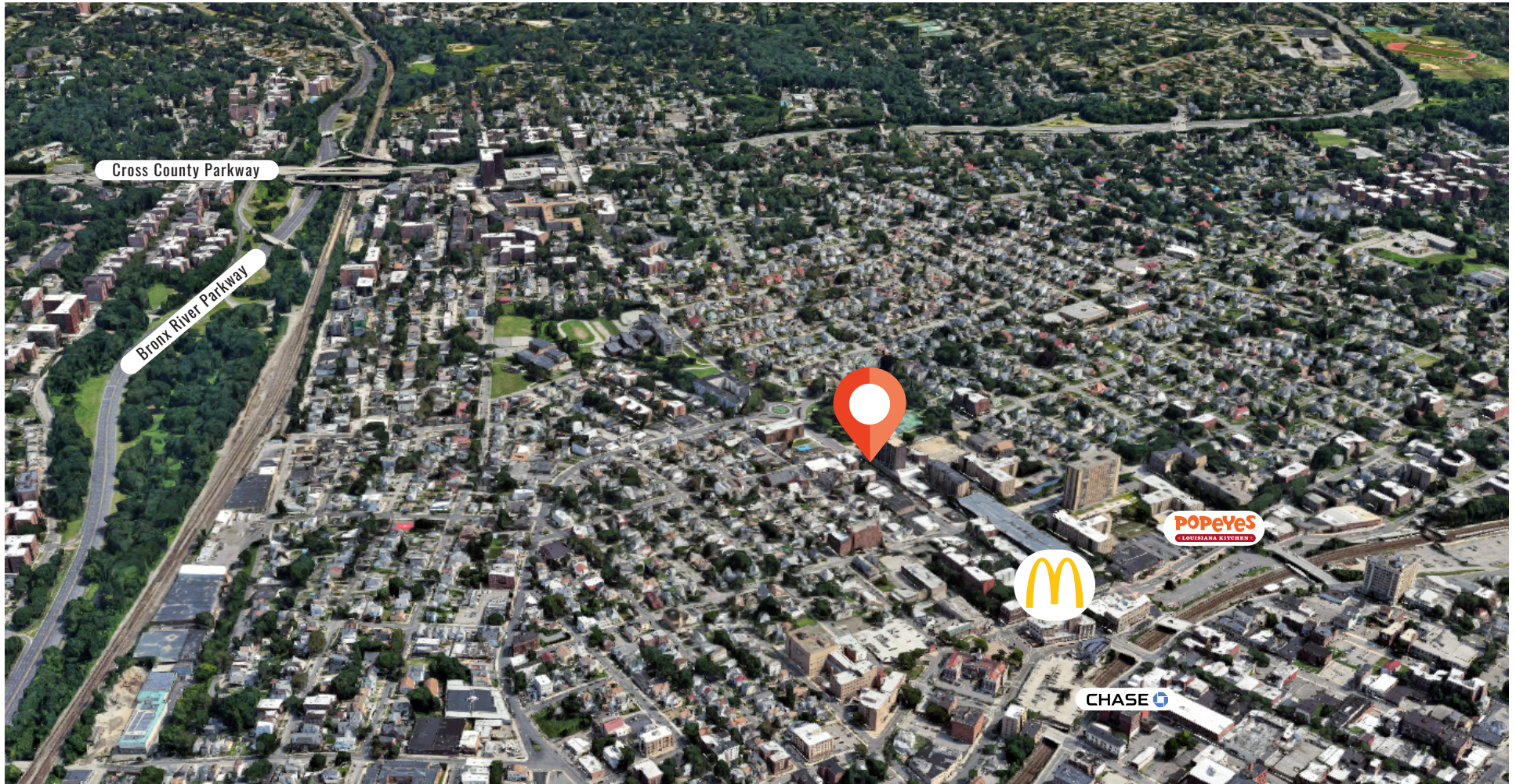
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ABOUT THE AREA

The City of Mount Vernon is a New York City inner-ring suburb located just north of The Bronx. Gramatan Avenue is a major retail hub servicing the Mount Vernon neighborhood, with close proximity to the Metro North Railroad.

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