

RES COMMERCIAL CORP IS PLEASE TO PRESENT THIS NEW EXCLUSIVE LISTING...

# ***Vented Restaurant Space in Washington Heights***

## ***One Bennett Avenue***

***Just North of W 181<sup>st</sup> Street***

***466 Square Feet on Ground***

***Currently Tampopo Ramen***

***Venting and Gas in Place***

***15' Frontage on Bennett Avenue***

***Asking Rent Upon Request***

***Potential Sidewalk Seating in Front***

Great opportunity in prime Washington Heights for a boutique restaurant situation that has venting and gas in place and potential for sidewalk seating in front. Current Tampopo Ramen with a beer and wine license in place. About 15' of frontage with an open space it's ready for a variety of types of concepts. Possession in October 2025.

*Prime neighborhood around corner from Yeshiva campus and the A train is ½ a block away.*

*Tons of residential in the area with every growing population. Neighbors include:*

***Spoiled Brats ♦ Forever Coffee ♦ McDonald's ♦ Con Sabor A Mexico ♦ State Farm Ins  
City Drug & Surgical ♦ UPS Stores ♦ Dunkin ♦ Domino's Pizza ♦ Yo Sweets***



***For More Information Please Contact***

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The information contained herein has been provided by sources that we deem reliable. However, no expressed or implied warranties are made as to the accuracy of the information and it should not be relied upon in any way. All information contained herein should be independently verified prior to anyone entering into an form of legal binding agreement to purchase, lease or otherwise procure the premises or situation presented herein. Information is subject to change or withdrawal without notice and may contain errors and/or omissions.

# One Bennett Avenue

## Subway Ridership Information

[http://web.mta.info/nyct/facts/ridership/ridership\\_sub\\_annual.htm](http://web.mta.info/nyct/facts/ridership/ridership_sub_annual.htm)

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**Located at 181<sup>st</sup> and Fort Washington Ave**

**Ridership Info:**

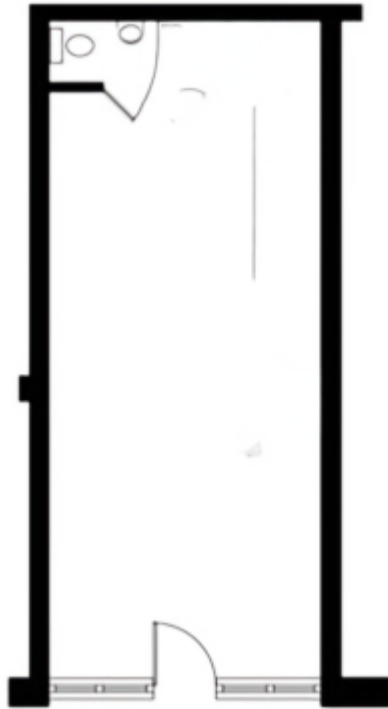
**2023 Annual – 1,751,997**

1

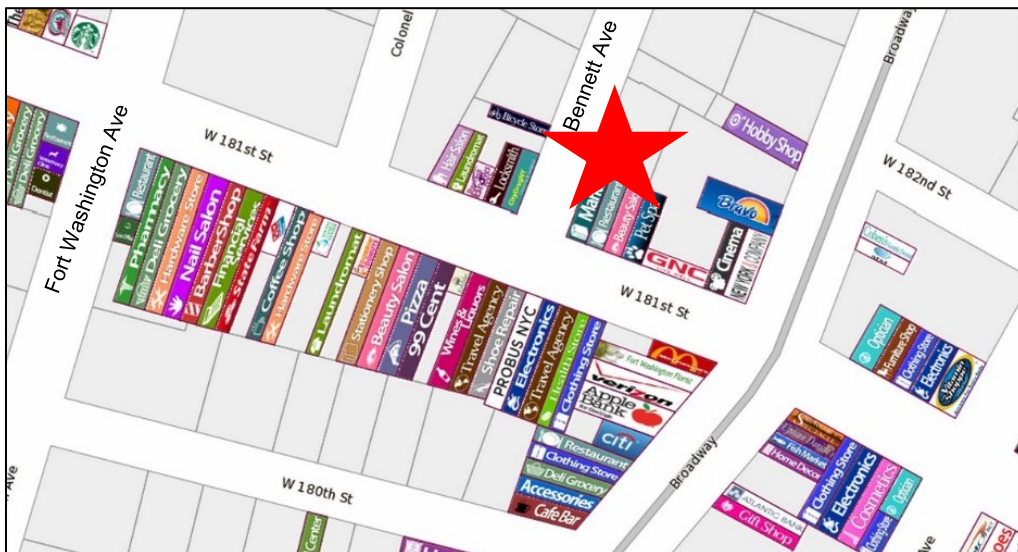
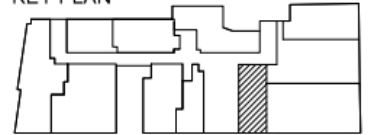
**Located at 181<sup>st</sup> and ST Nicholas Ave**

**Ridership Info:**

**2023 Annual – 2,416,958**



KEY PLAN



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