



244 Fifth Ave. Ste:273 New York, N.Y. 10001

FANTASTIC RETAIL LOCATION WITH BILLBOARD ADVERTISING BRANDING
RESTAURANT / BAR USE ALLOWED / LANDLORD WILL VENT PREMISES
PRIME FOR PRIVATE MEDICAL FACILITY USE ALSO



- *2,500 SQ. FT. GROUND FLOOR LEVEL **NEW PRICE REDUCTION !**
- *2,200 SQ. FT. LEGAL USE LOWER LEVEL
- *TOTAL: 4,700 SQ. FT. OF USEABLE SPACE
- *LARGE WIDE STAIRCASE TO LOWER LEVEL and ADDITIONAL SIDEWALK HATCH FOR DELIVERIES. *GAS INSTALLED.
- *COLUMNLESS SPACE *SPACE IS 2022 BRAND NEWLY RENOVATED
- *LEVEL FLAT GROUND ENTRANCE / MEDICAL FACILITY AREA
- *PRIVATE DOUBLE SIDED SPACE FOR TREMENDOUS OUTSIDE SEATING
- *ADDITIONAL PRIVATE OUTSIDE SEATING IN BACK AS WELL.
- *CORNER OF QUEENSBORO BRIDGE STREET LIGHT ENTRANCE / EXIT
- *LARGE ADVERTISING BILLBOARD ON SIDE OF BUILDING FOR TENANTS BUSINESS. (75,000 CARS PASS PER DAY WILL SEE LOCATION.)
- *100 FEET WRAP AROUND FRONTAGE

- *GREAT POTENTIAL BANK BRANCH LOCATION WITH THE LARGE ADVERTISING ABOVE
- *LANDLORD WILL PREPARE SPACE FOR TENANT / WILL VENT PREMISES IF NEEDED
- *LANDLORD WILL INSTALL ALL OPEN GLASS HARMONIC OPENING WINDOWS DOWN PREMISES IF NEEDED FOR TENANT FOR OPEN AIR RESTAURANT FEEL.
- *CAN BUILD FULL KITCHEN AND LEGAL PREP ON 2,200 SQ FT LOWER LEVEL WITH THE 2 MEANS OF EGRESS. HAS ADA BATH AND PRIVATE EMPLOYEE BATH ALREADY INSTALLED DOWNSTAIRS.
- *PERFECT FOR RESTAURANT / BAR / FOOD USE / MEDICAL FACILITY USE
- *EASTSIDE and WESTSIDE BIKE LANES OUTSIDE PREMISES
- *ACROSS THE STREET FROM SLOAN KETTERING MEDICAL CENTER, WEIL CORNELL CHILD CARE CENTER AND NEW 110 ROOM BOTIQUE HOTEL OPEN ALL YEAR ROUND.
- *ASKING: ~~\$25,000 PER MONTH~~ Reduced : \$19,999 Per Month !

HUGE ADVERTISING BILLBOARD PRESENCE OF YOUR BRAND.
75,000 PASSING VEHICLES PER DAY



JAMES BULLARO

(917) 270-8360

James@Bullaroproperties.com



FOR RENT
Call James Sullivan
212 686-5588 x 228
917 270-6360

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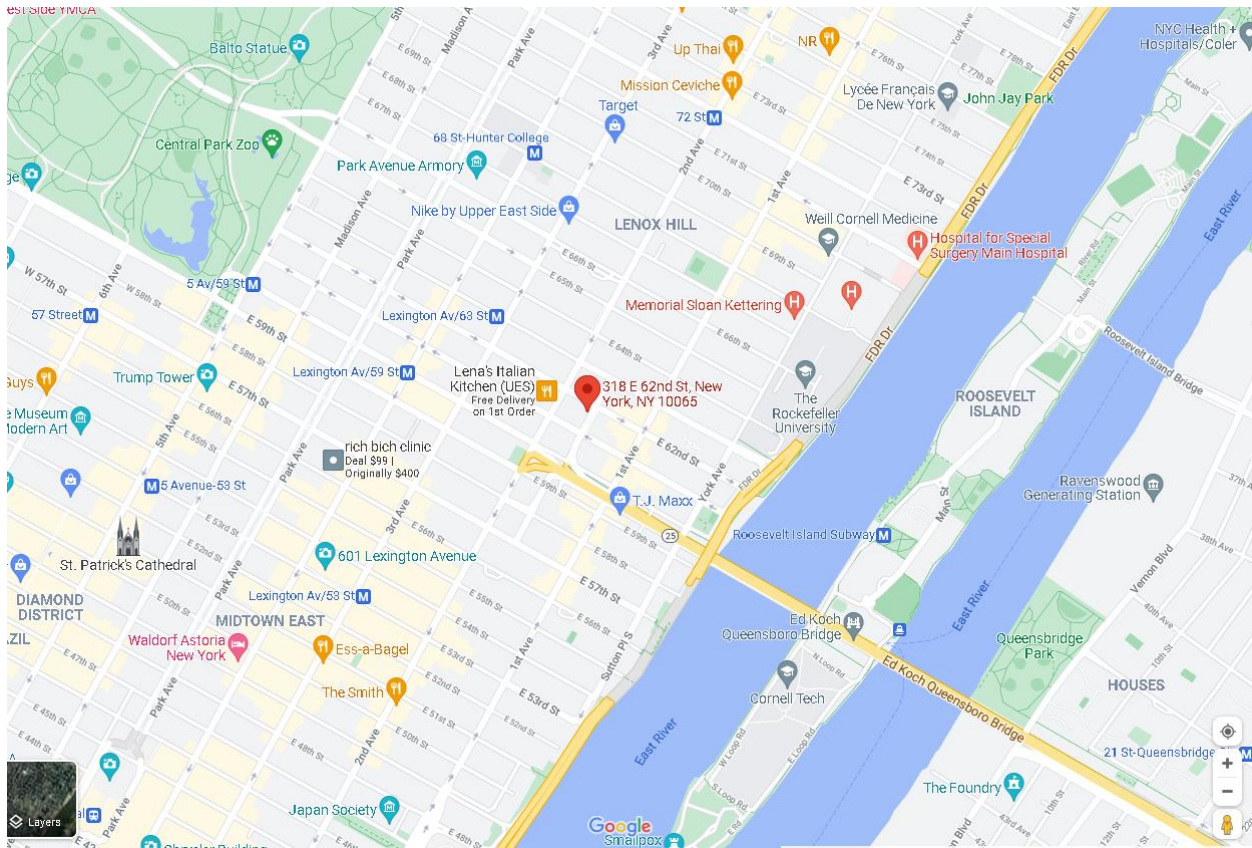
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