

FOR RENT

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MORRIS HEIGHTS
MEDICAL CENTER

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1231 Edward L Grant Highway Bronx 10452

**PRIME 16,000 SF COMMERCIAL
SPACE FOR LEASE**

RENT - \$52K A MONTH

ABOUT PROPERTY

Discover an exceptional leasing opportunity at 1231 Edward L. Grant Highway, a meticulously designed 16,000-square-foot commercial space, ready to elevate your business vision. Currently built out as a state-of-the-art fitness facility, this expansive property offers unparalleled versatility and functionality in a high-traffic Bronx location, surrounded by a vibrant mix of national retailers, dining options, and transit hubs.

PROPERTY HIGHLIGHTS

Turnkey Fitness Layout

Open gym space, fitness rooms, and premium amenities like a spinning room, kickboxing studio, and juice bar.

Luxurious Facilities

Men's and women's locker rooms with 70 lockers each, plus ample sinks, toilets, and baths for high-volume use.

Unique Features

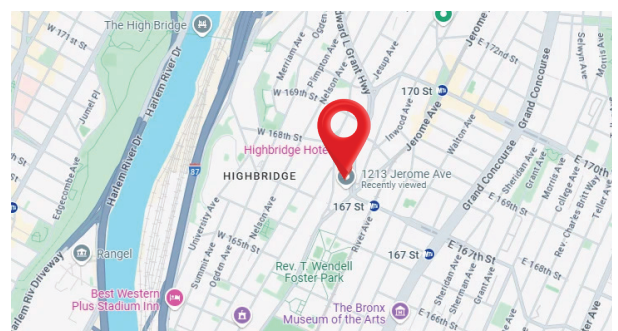
Enhance tenant experience with a movie theater, elevator, and customizable open spaces.

Lease Terms

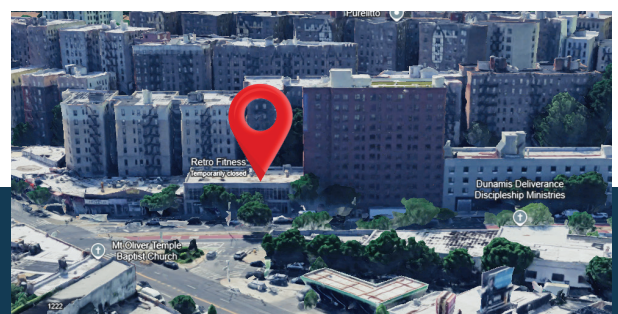
Available at \$52,000 per month, offering a rare chance to secure a premium space at a competitive rate.



GYM CENTER

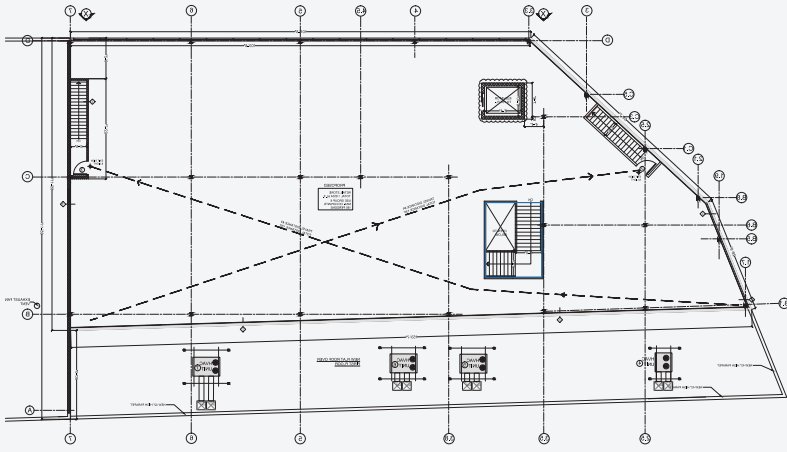


MAP VIEW

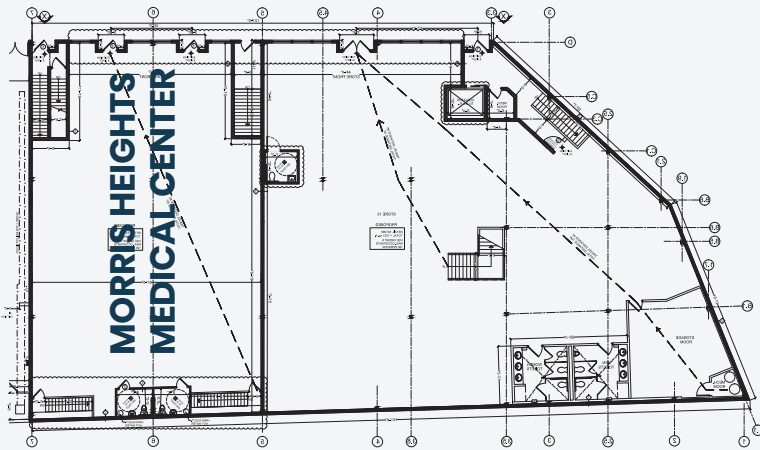


1231 EDWARD L GRANT HIGHWAY BRONX 10452

 **Shawn 917-808-5045**



SECOND FLOOR PLAN



FIRST FLOOR PLAN

STRATEGIC LOCATION

This property is ideally located near major attractions like Yankee Stadium, NYC Health + Hospitals, and Corporal Irwin Fischer Park. Surrounded by popular spots like McDonald's, Dunkin', Subway, Popeyes, and more, it enjoys high foot traffic and visibility. The 167th Street Subway Station (B, D lines) is just steps away, offering excellent connectivity.

OPPORTUNITY AWAITS

Whether you're looking to launch or expand a fitness enterprise, or reimagine this expansive space for retail, entertainment, or mixed-use purposes, 1231 Edward L Grant Highway delivers the infrastructure and location to make it a success. Don't miss your chance to lease this one-of-a-kind property in the heart of a thriving community.

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Schedule a tour today and unlock the potential of this extraordinary space

📞 Shawn 917-808-5045