

112 AUDUBON AVENUE

BETWEEN 170TH & 171ST STREETS | WASHINGTON HEIGHTS

hion
SALON
212-795-7089

BEAUTY SALON
Special Hair Styles

h26
SON OF HEAPS

SAMMY'S
MINI MART
GROCERIES • HOOKAH SHOP • CANDIES • LOTTO • TOBACCO • INSIDE

ATM

\$10 ATM

SAMMY'S
MINI MART

OPEN 24 HOURS

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SIZE: 300 SF Ground Floor

FRONTAGE: 10'

CEILING HEIGHT: 8'

POSSESSION: Immediate

ASKING RENT: Upon Request

TRANSPORTATION: 4 5 6

HIGHLIGHTS:

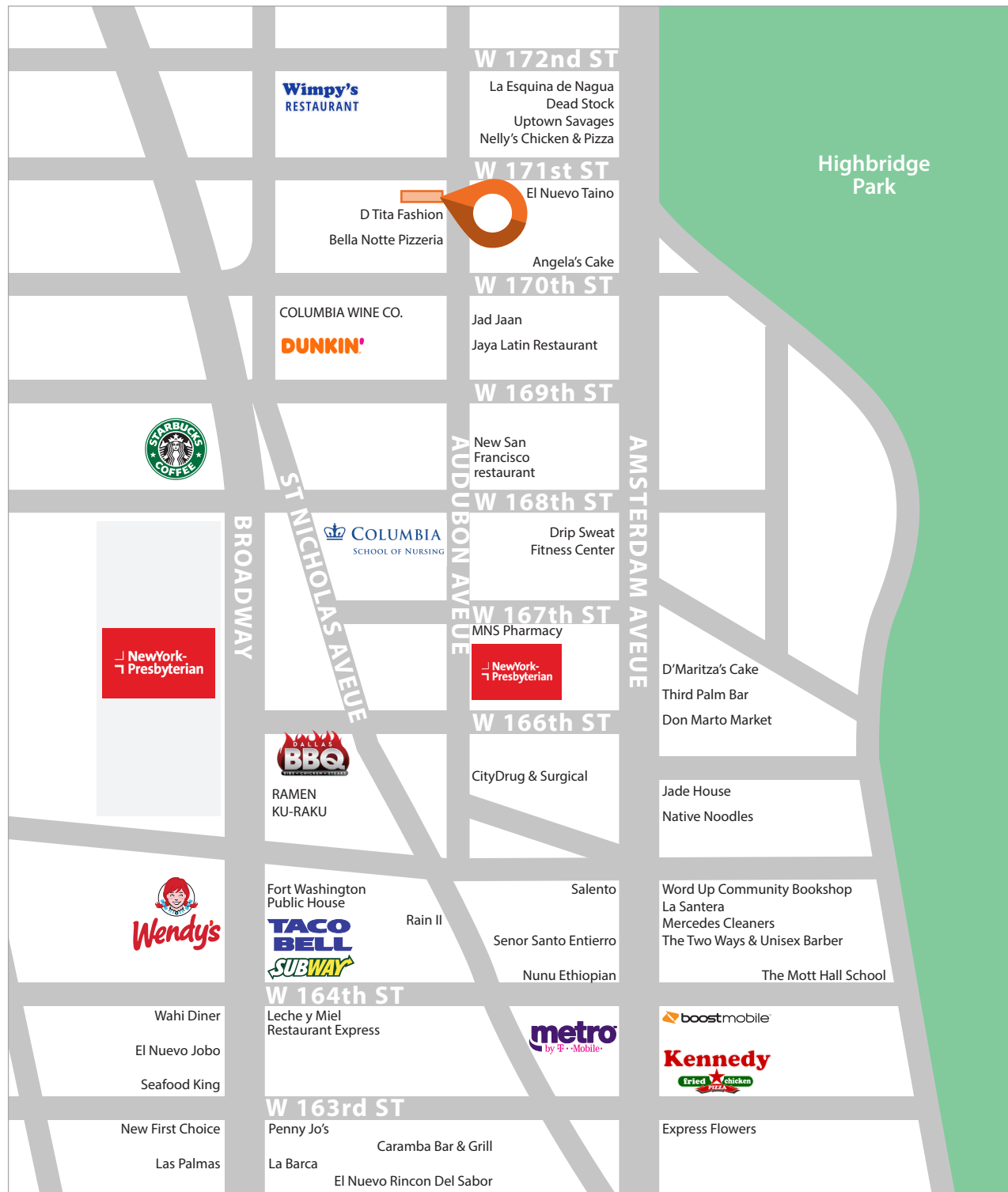
- Near Columbia University
- Dense residential area
- Close to PS128
- Great exposure on Audubon Avenue
- Easily accessed by all major transportation
- Food OK - no gas
- Great for: boutique, cafe/coffee, pizza, office user, service related business
- Neighboring tenants include: *Bella Note Pizzeria, pharmacy, mini market, mobile store*

CONTACT OUR BROKERS FOR MORE INFORMATION

BRENT LEGUNN

BLegunn@ksrny.com

917.797.1231



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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