



755 ST. NICHOLAS AVENUE HARLEM, NYC

The Corner of St. Nicholas Avenue & 148th Street

APPROXIMATE SIZE
800 SF

ASKING PRICE
\$5,550

OCCUPANCY
Immediate

TRANSPORTATION
A C B D

TERM
Negotiable

COMMENTS:

- 800 SF of boutique retail space featuring an intimate, efficiently scaled footprint
- Prime corner positioning offering strong visibility and natural light
- Highly accessible location suitable for experiential retail, wellness concepts, studio use, specialty retail, QSR, café, bakery, wine shop, or other curated concepts
- Existing contemporary buildout from prior tenancy; delivered in clean condition and ready for customization by a new tenant
- Situated within a dense, residential, neighborhood-driven enclave with strong community identity
- Consistent daily foot traffic supported by established local clientele
- Directly across from a grocery store, high-end laundromat, and comedy club

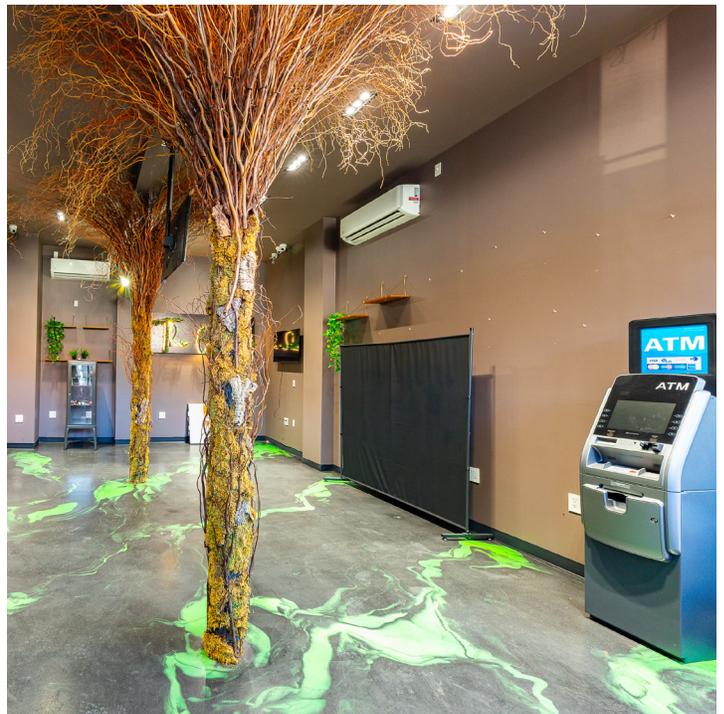
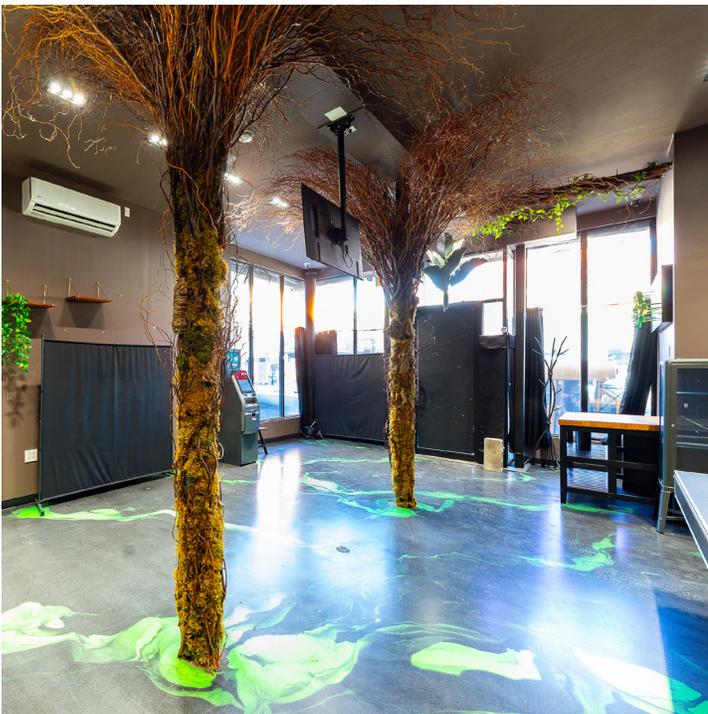
BEN BIBERAJ
President of Retail Leasing
703.434.1461
bbiberaj@iprg.com

BRANDON EFAP
Senior Director
917.312.0291
befap@iprg.com

BRANDT LEWIS
Associate
212.301.7784
blewis@iprg.com

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage, age, zoning, lot size are approximate. Buyer must verify the information and bears all risk for any inaccuracies, including the regulatory status of apartments. Any projections, opinions, assumptions or estimates used herein are for example purposes only and do not represent the current or future performance of the property.

INTERIOR PHOTOS



NEIGHBORS



45 Broadway
29th Floor
New York, NY 10006
718.360.8801

IPRG
RETAIL LEASING

BEN BIBERAJ
President of Retail Leasing
703.434.1461
bbiberaj@iprg.com

BRANDON EFAP
Senior Director
917.312.0291
befap@iprg.com

BRANDT LEWIS
Associate
212.301.7784
blewis@iprg.com

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage, age, zoning, lot size are approximate. Buyer must verify the information and bears all risk for any inaccuracies, including the regulatory status of apartments. Any projections, opinions, assumptions or estimates used herein are for example purposes only and do not represent the current or future performance of the property.