

7,500 - 10,000 Sq. Ft. Corner Retail Store

Plus 10,000 SF Selling Basement



2246-2250 Third Avenue

New York, NY

For more information, please contact:

Anthony Gagliano
(917) 446-4400
ag@safeguardrealty.com

Rudolph Demasi
(914) 391-1949
rdemasi@safeguardrealty.com



NW Corner of Third Ave and 122nd Street

- 7,500 SF to 10,000 SF Ground Floor Retail Store
- Plus 10,000 SF Retail “Selling” Basement- legal retail use as per Certificate of Occupancy
- 75’ Frontage on Third Avenue
- High Visibility NW Corner– Faces oncoming traffic travelling Northbound on Third Avenue
- 700 SF Garage located adjacent to the rear of store allows for Parking/Storage or could be modified to create drive– in Loading Bay
- Heavy Foot traffic location in rapidly developing area
- Several high-rise developments in immediate vicinity
- Ground Floor Ceiling Height 14.5 Feet
- Many Legal Uses Permitted including: Retail, Office, Medical, School, Fitness, Non-profit, Etc.
- Will divide
- Possession Arranged
- Price Upon Request



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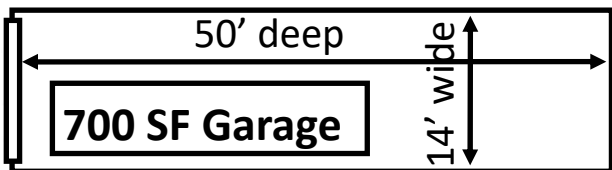
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**2246-2250
Third Avenue
Ground Level**

Driveway
curb cut



1

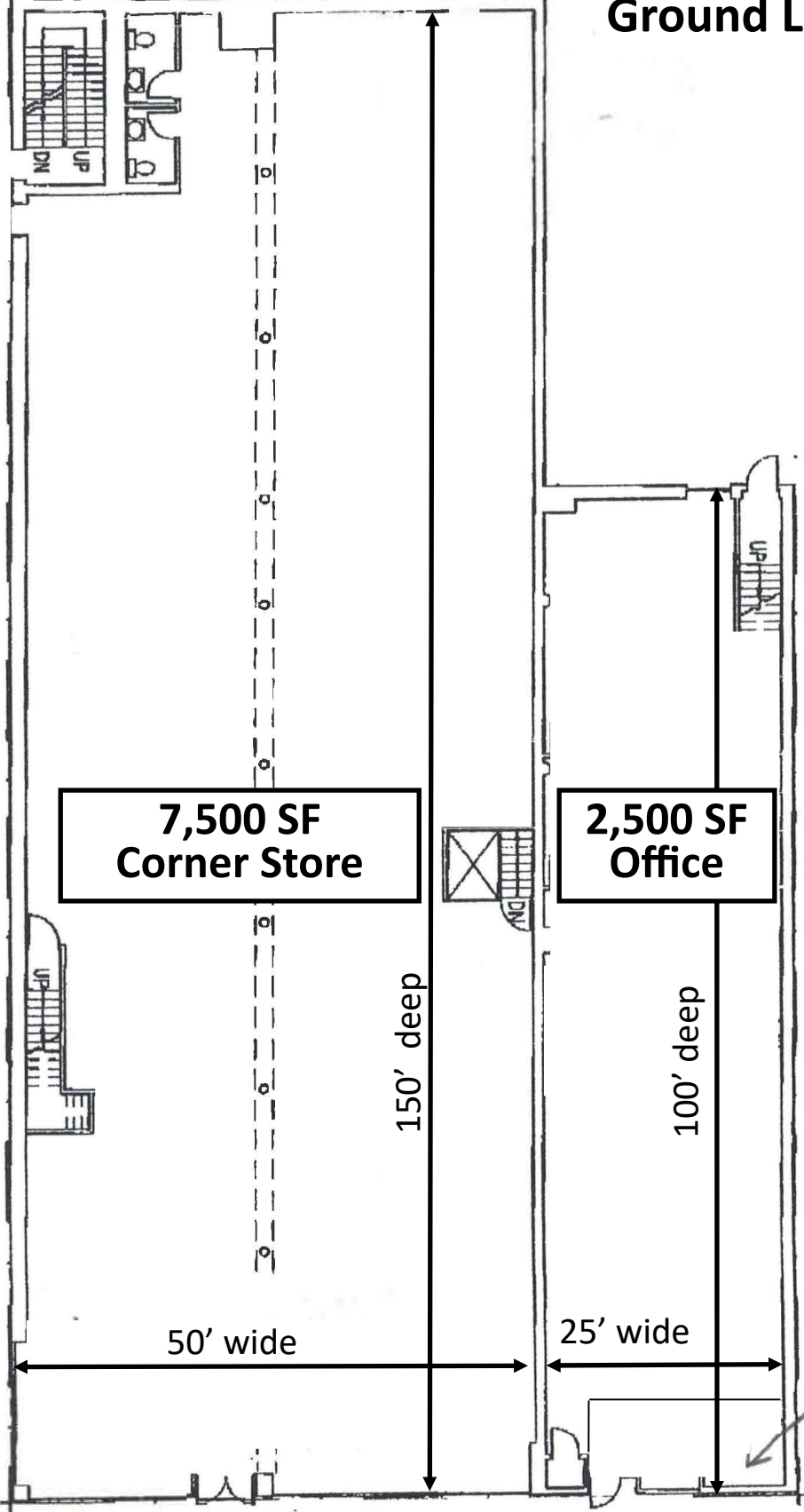
SCALE 1/16" = 1'-0"

FLOOR PLAN

1222 nd STREET

7,500 SF
Corner Store

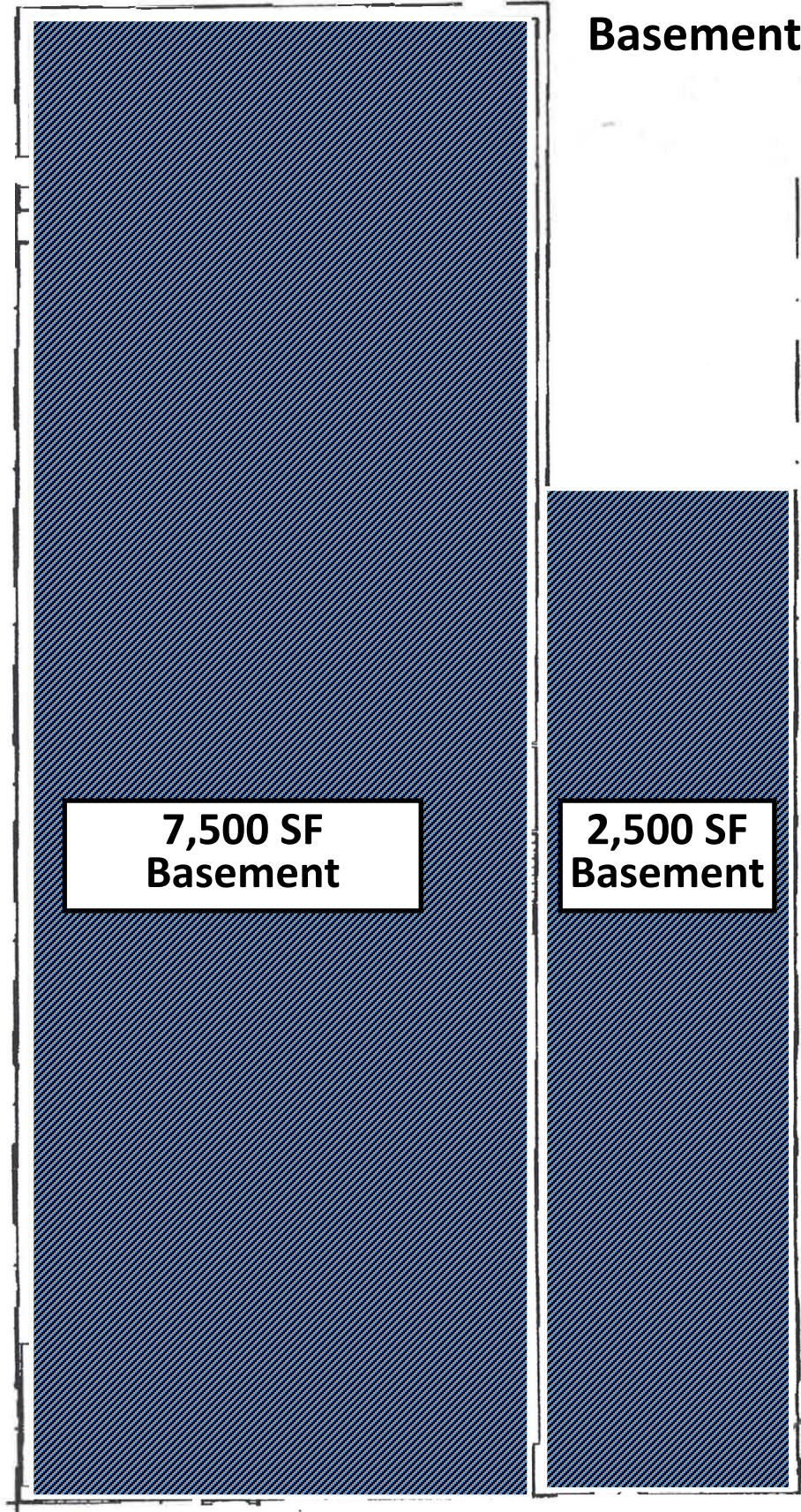
2,500 SF
Office



Third Avenue

*Provided for identification purposes only, all dimensions are approximate.

**2246-2250
Third Avenue
Basement Level**



1

SCALE 1/18" = 1'-0"

FLOOR PLAN

122nd STREET



**7,500 SF
Basement**

**2,500 SF
Basement**

Third Avenue

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