COMMERCIAL ACQUISITIONS
REALTY SERVICES



RETAIL SPACE FOR LEASE

1955 1ST AVENUE

EAST HARLEM · MANHATTAN, NY 10029

LEASING BROCHURE

EXCLUSIVE BROKER

ARSEN ATBASHYAN

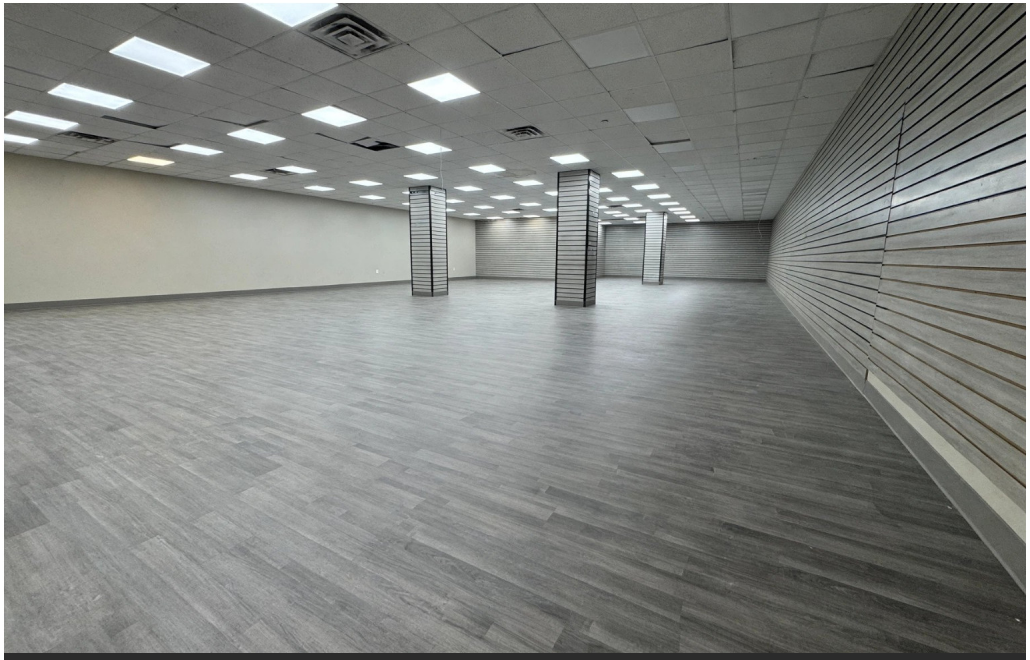
917-939-3760

arsen@commercialacq.com

EXECUTIVE SUMMARY

THE SPACE

ADDRESS	1955 1st Avenue, Manhattan, NY 10029
NEIGHBORHOOD	East Harlem
CROSS STREETS	Between East 100th Street & East 101st Street
SIZE	3,100 SF
FRONTAGE	42′ Frontage Along 1st Avenue, Great for Exposure
LAYOUT	Fully sprinklered throughout, central HVAC, White box, build to suit
IDEAL USES	Retail, medical, fitness, professional services



ASKING RENT

UPON REQUEST

3,100 SF
SIZE

42′
FRONTAGE

WHITE BOX
DELIVERY CONDITION

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LEGAL DISCLAIMER

Commercial Acquisitions Inc. has made every effort to obtain the information regarding this listing from sources deemed reliable. However, we cannot warrant the complete accuracy thereof, subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. All financial projections, cap rate estimates, rental income assumptions, and appreciation forecasts contained herein are for illustrative purposes only and do not constitute a guarantee of future performance. Prospective purchasers are advised to independently verify all information of special interest to them, including but not limited to tax abatement status, frontage measurements, zoning compliance, and lease terms. ALL MEASUREMENTS ARE APPROXIMATE.

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PROPERTY

INTERIOR PHOTOS





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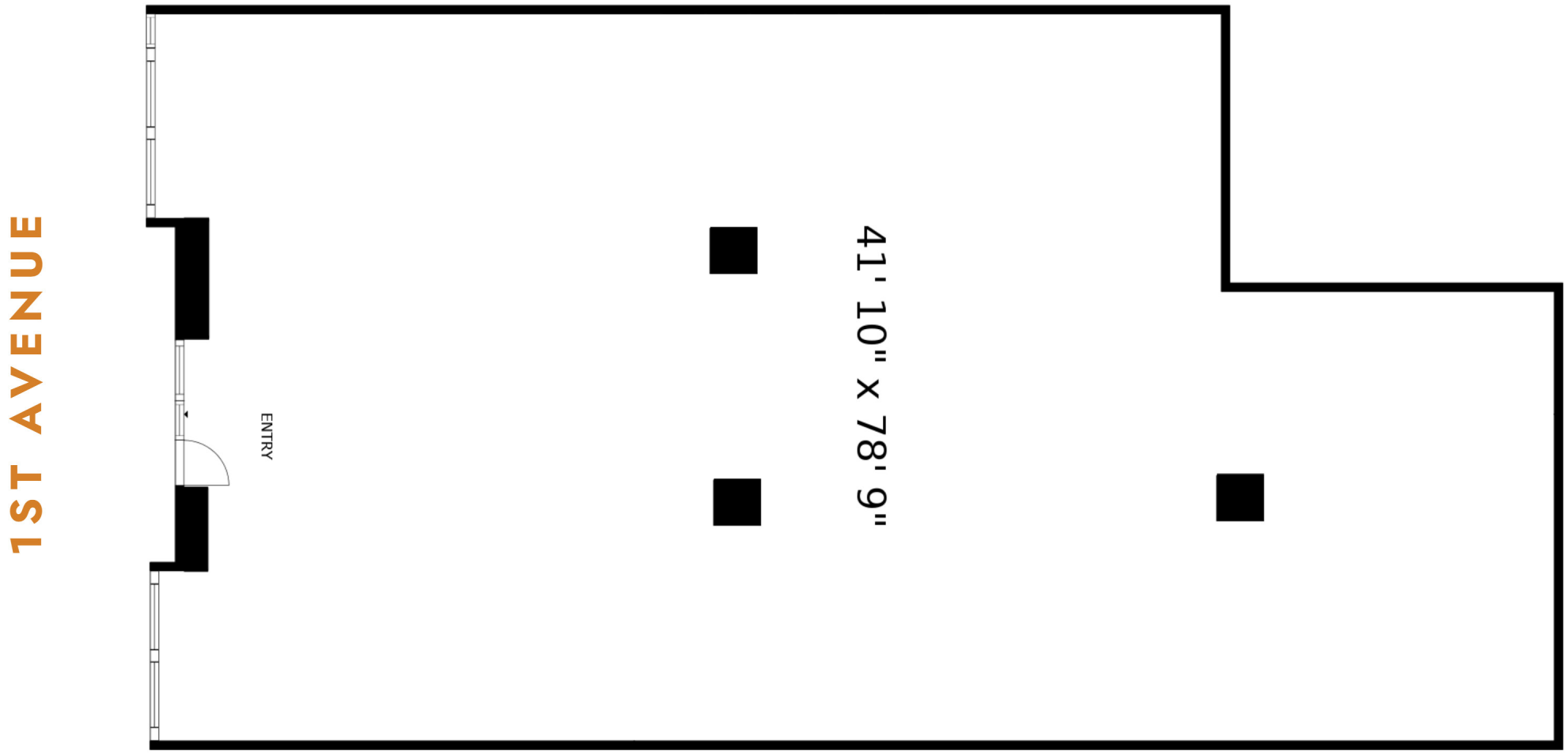
PROPERTY

FLOOR PLAN - 3,100 SF



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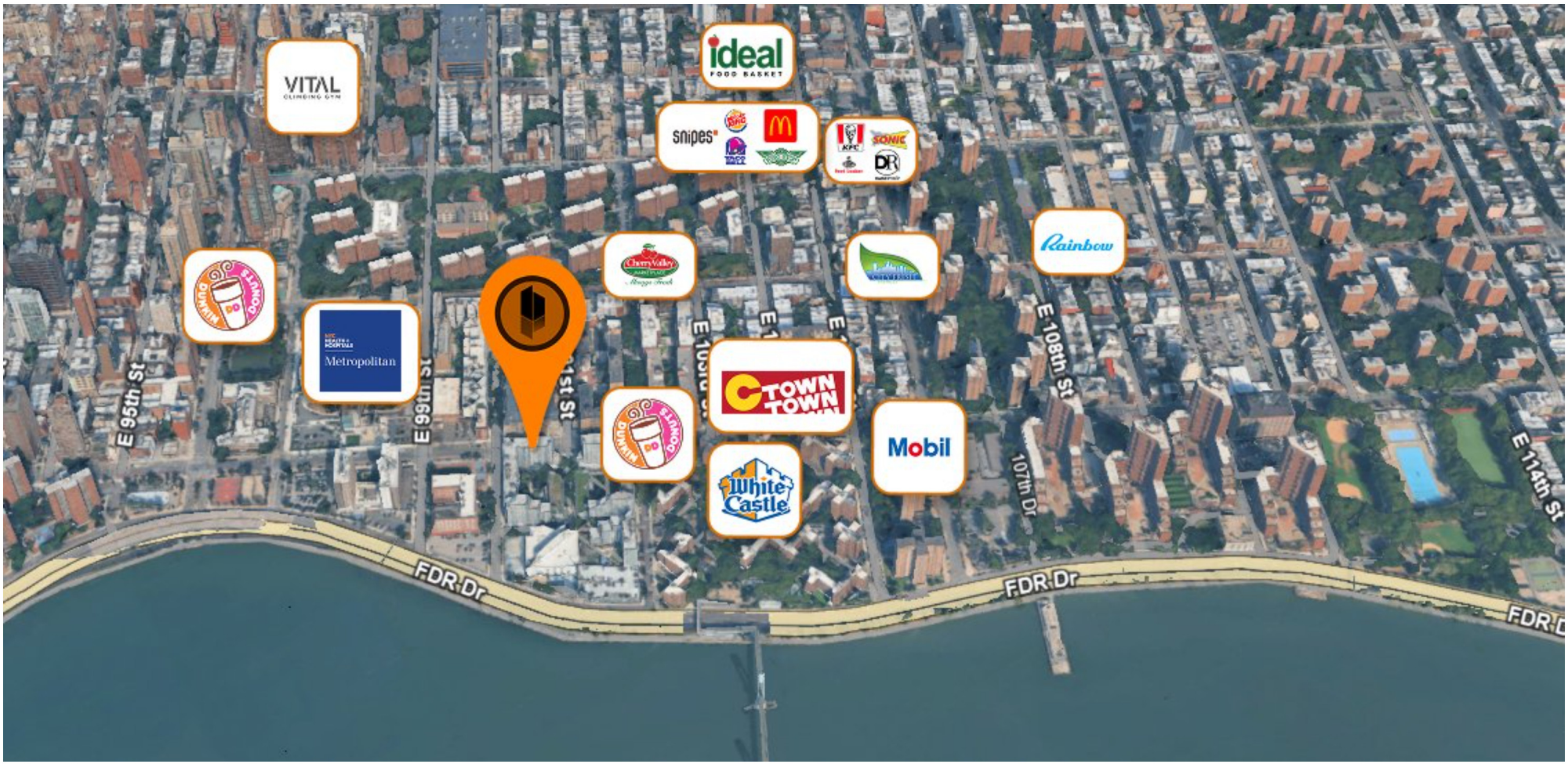
LOCATION

MARKET MAP & SURROUNDING TENANTS

1955 1st Avenue sits on a busy retail corridor in the heart of East Harlem, with strong foot traffic, retail and a major hospital two blocks away. The FDR Drive is two blocks east. The RFK/Triborough Bridge gives direct access to the Bronx, Queens and Long Island. The Upper East Side and Midtown are minutes away by car via the FDR.



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