

RES COMMERCIAL CORP IS PLEASE TO PRESENT THIS NEW EXCLUSIVE LISTING...

Vented Restaurant Space in Washington Heights

One Bennett Avenue

Just North of W 181st Street

466 Square Feet on Ground

Currently Tampopo Ramen

Venting and Gas in Place

13' Frontage on Bennett Avenue

Asking Rent Upon Request

Potential Sidewalk Seating in Front

Great opportunity in prime Washington Heights for a boutique restaurant situation that has venting and gas in place and potential for sidewalk seating in front. Current Tampopo Ramen with a beer and wine license in place. About 13' of frontage with an open space it's ready for a variety of types of concepts. Possession in October 2025.

Prime neighborhood around corner from Yeshiva campus and the A train is ½ a block away.

Tons of residential in the area with every growing population. Neighbors include:

***Spoiled Brats ♦ Forever Coffee ♦ McDonald's ♦ Con Sabor A Mexico ♦ State Farm Ins
City Drug & Surgical ♦ UPS Stores ♦ Dunkin ♦ Domino's Pizza ♦ Yo Sweets***



For More Information Please Contact
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The information contained herein has been provided by sources that we deem reliable. However, no expressed or implied warranties are made as to the accuracy of the information and it should not be relied upon in any way. All information contained herein should be independently verified prior to anyone entering into an form of legal binding agreement to purchase, lease or otherwise procure the premises or situation presented herein. Information is subject to change or withdrawal without notice and may contain errors and/or omissions.

One Bennett Avenue

Subway Ridership Information

http://web.mta.info/nyct/facts/ridership/ridership_sub_annual.htm

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Located at 181st and Fort Washington Ave

Ridership Info:

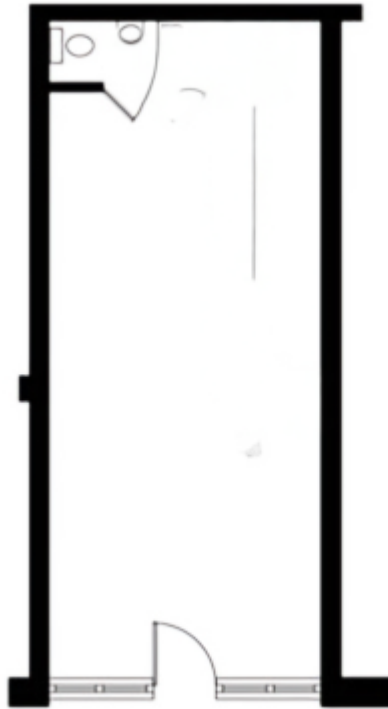
2023 Annual – 1,751,997

1

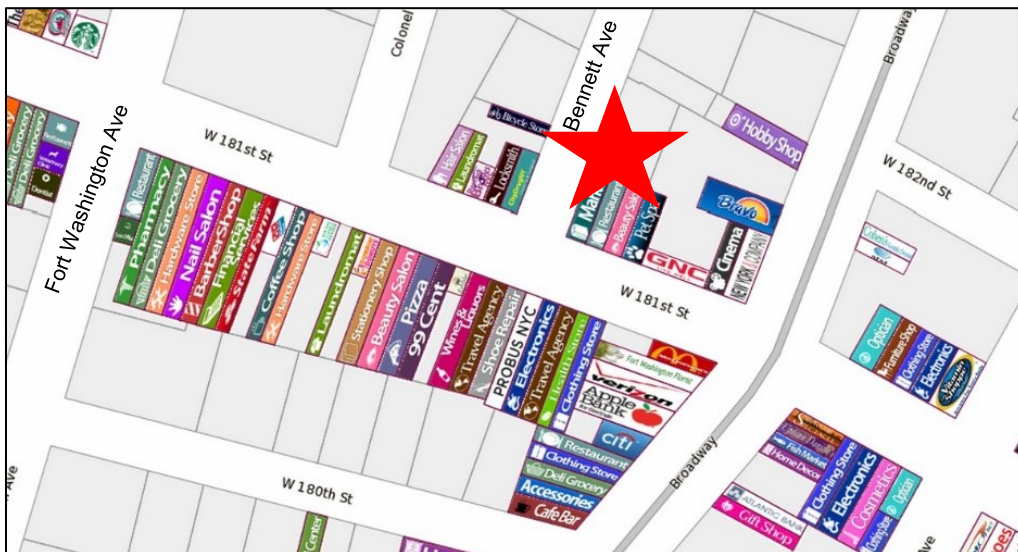
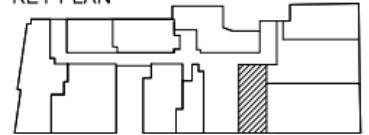
Located at 181st and ST Nicholas Ave

Ridership Info:

2023 Annual – 2,416,958



KEY PLAN



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