COMMERCIAL ACQUISITIONS
REALTY SERVICES



RETAIL SPACE FOR SUB-LEASE AVAILABLE

517 W 207TH STREET

INWOOD · MANHATTAN NY 10034

LEASING BROCHURE

EXCLUSIVE BROKER
ARSEN ATBASHYAN
917-939-3760
arsen@commercialacq.com

EXECUTIVE SUMMARY

THE SPACE

ADDRESS	517 W 207th St, Manhattan, NY 10034
NEIGHBORHOOD	Inwood
CROSS STREETS	Between Sherman Avenue & Post Avenue
SIZE	2,800 SF
FRONTAGE	28′ of frontage on West 207th Street
LAYOUT	Open layout with 11′ ceilings, central HVAC
BASEMENT	For additional storage
LEASE TERMS	Until 11/30/2027 + Possible Extension



ASKING RENT

UPON REQUEST

2,800 SF
SIZE

28′
FRONTAGE

BASEMENT
ADDITIONAL STORAGE

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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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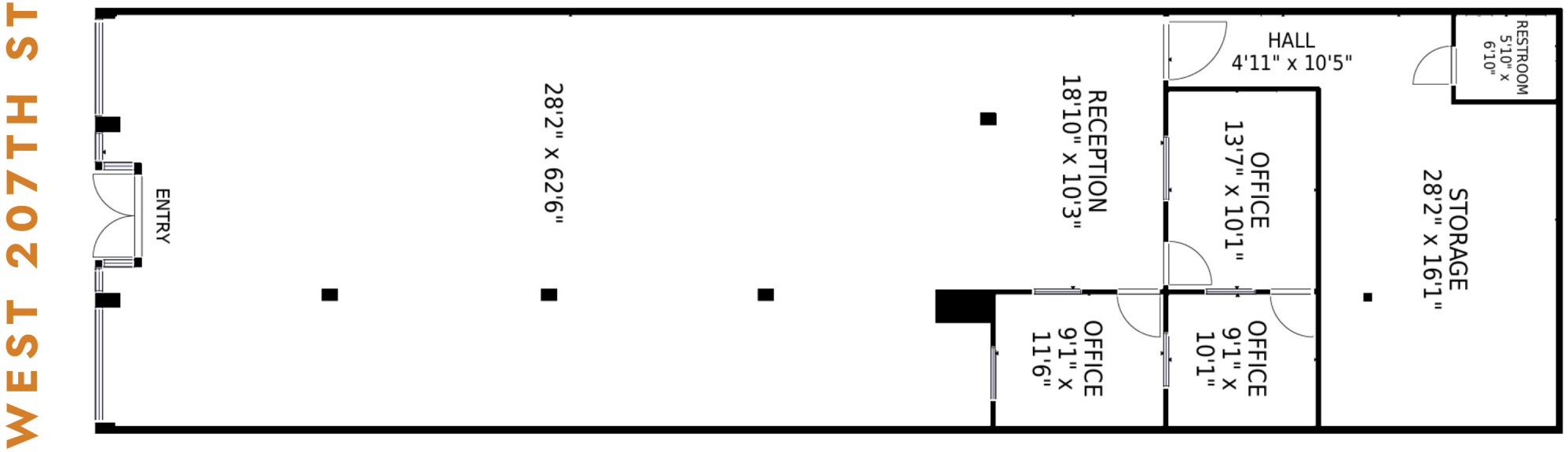
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PROPERTY

FLOOR PLAN - 2,800 SF



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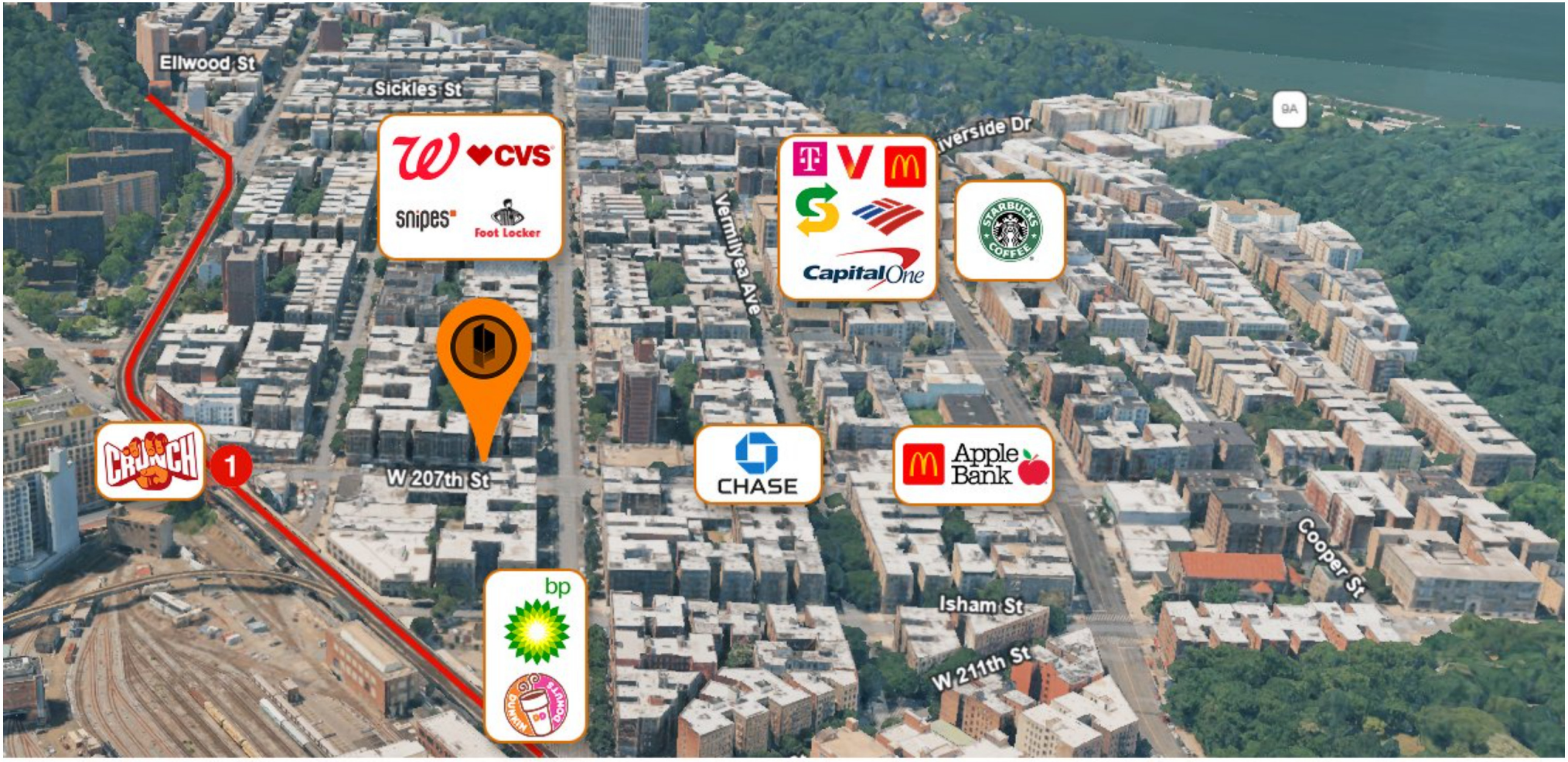
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LOCATION

MARKET MAP & SURROUNDING TENANTS

517 W 207th Street sits in the heart of Inwood, steps from the 207th Street station on the 1 train, with a national fitness anchor at the station corner. The property is on the 207th Street and Broadway retail corridor, where national pharmacies, footwear and apparel retailers, wireless carriers, and quick-service restaurants draw steady daily foot traffic. Surrounded by dense apartment blocks, the site offers a retailer a customer base with both transit and pedestrian exposure.



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