JERMAN CAPITAL
COMMERCIAL REAL ESTATE

FOR LEASE

695 MELROSE AVE

BRONX, NY 10455 | GROUND FLOOR RETAIL



STOREFRONT


GROUND FLOOR


LOWER LEVEL

VIRTUALLY STAGED CONCEPTS | for illustration only; space is delivered vacant


GROUND FLOOR: RETAIL


LOWER LEVEL: OFFICE


LOWER LEVEL: RETAIL

ASKING RENT **$2,000 / MONTH** **IMMEDIATE OCCUPANCY**

300 SF	300 SF	12'	6'
GROUND FLOOR	LOWER LEVEL	GROUND CEILINGS	LOWER CEILINGS

PROPERTY DESCRIPTION

Retail space available for immediate occupancy on a heavily trafficked Melrose Avenue block in the Bronx. The space was most recently used for a laundry product business. The landlord is considering all uses.

HIGHLIGHTS

- Heavy foot traffic
- 300 SF ground floor, 12' ceilings
- 300 SF lower level, 6' ceilings
- Immediate occupancy
- All uses considered

LOCATION OVERVIEW

Bronx Hub shopping district, near the E 149th St & 3rd Ave retail shopping area.
Trains: 2 & 5 | **Buses:** Bx19, Bx4, Bx41

Information is deemed reliable but is not guaranteed. Subject to errors, omissions, prior lease, and change of terms without notice. Photos show the space in its current condition.

Jeremy Williams
COMMERCIAL REAL ESTATE BROKER
347-334-2641 | jeremy@jermancapital.com
Jerman Capital | New York, NY