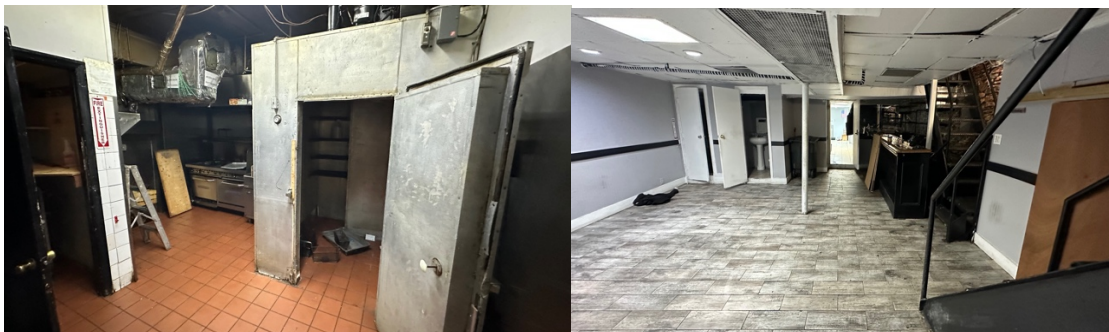


BROADWAY FOOD-SHOP FOR LEASE

WEST HARLEM/Washington Heights

3666 Broadway NE Corner Building at 151 Street (10031 zip code)



- Former Fast Food Restaurant with Older Improvements
- 1100 SQ FT Ground Floor + 1100 SQ FT Basement
- Basement has an Old Small Bar Installed - Was a space for customers prior
- Basement was operating as a Speak Easy - had a Liquor License
- 21 Foot Linear Frontage on Broadway
- Former Restaurant – Older Walk-In, Vent, HVACs in Place
- 11 Foot Ceiling Height Ground Floor
- Full Vent to the Roof in Place
- 2 Bathrooms in Place / Upstairs and Down
- Clean Finished Basement Small Bar Area, + Office/Storage Areas
- **Smaller Store Next Door may be available for more sq. footage if needed**
- New Direct Lease from Landlord
- Free Rent Available for Renovation – Long Lease OK – No Key Money

Lease Price @ \$114.54 PER SQ FT -
Contact RE Broker Mihran 917 405 0885
mihran@gmx.com

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