



**171-175 East 122nd St**  
**New York, NY**

For more information, please contact:

Anthony Gagliano  
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All information regarding property for lease is deemed from source reliable. However, no representation is made as to the accuracy thereof and it is subject to errors, omissions, changes of price, rental or other conditions, lease or financing, or withdrawal without notice.



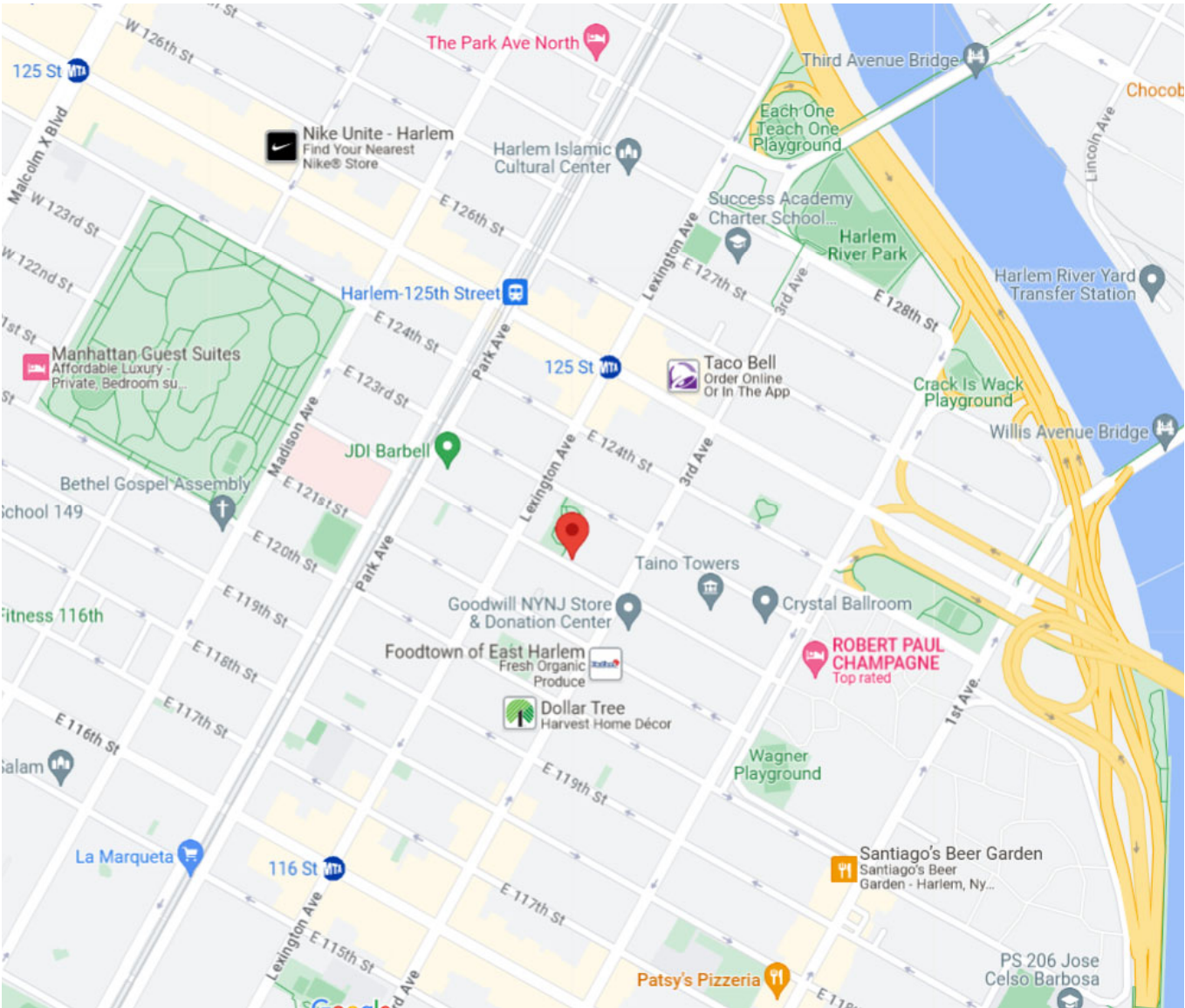
# Entire Commercial Building:

2,000 SF Ground Level Space, Flexible  
Uses Include Retail, Office, Drive-in

## Well Equipped Ground Level Space includes:

- 3 private offices, private restroom and full pantry
- 24/7 Access
- 24/7 tenant-controlled HVAC including heat
- Lighting, electric and low voltage distributed throughout
- Legal curb cut in place permitting drive-in use and enforceable "no parking" zone in front of building
- Situated on East 122nd Street between Third Avenue and Lexington Avenue
- Two Blocks from the 125th St. 4, 5 & 6 Express Train Station
- Three Blocks from the 125 Street Metro- North
- Three Blocks from RFK (Tri-Boro) Bridge & FDR/ Harlem River Drive
- Immediate possession
- Price upon request

2,000 SF 2nd Level Offices Also Available



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