

# 7,500 - 10,000 Sq. Ft. Corner Retail Store Plus 10,000 Sq. Ft. Selling Basement



**2246-2250 Third Avenue**

**Harlem, Ny**

For more information, please contact:

Anthony Gagliano  
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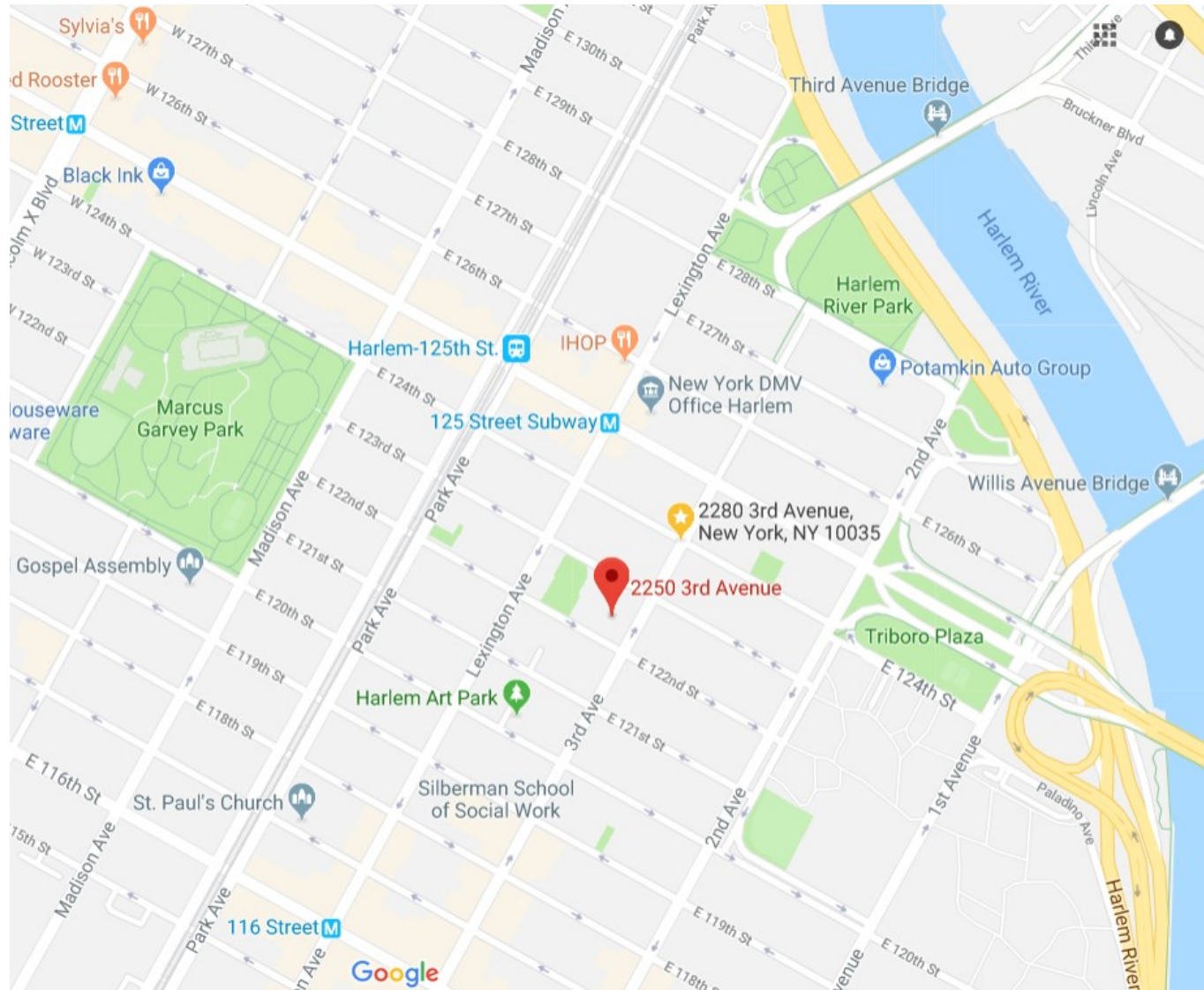
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## NW Corner of Third Ave and 122nd Street

- 7,500 SF to 10,000 SF Ground Floor Retail Store
- Plus 10,000 SF Retail “Selling” Basement legal use as per Certificate of Occupancy
- 75' Frontage on Third Avenue
- High Visibility NW Corner– Faces oncoming traffic travelling Northbound on Third Avenue
- Parking Lot located at the rear of building allows for Parking and Drive-Thru opportunity
- Heavy Foot traffic location in rapidly developing area
- Several high-rise developments in immediate vicinity
- Ground Floor Ceiling Height 14.5 Feet
- Many Legal Uses Permitted including: Retail, Office, Medical, School, Fitness, Non-profit, Etc.
- Will divide
- Possession Arranged
- Price Upon Request



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