

# 969

## COLUMBUS AVENUE MANHATTAN VALLEY, NYC

Between West 107<sup>th</sup> & 108<sup>th</sup> Streets

RETAIL FOR LEASE

### APPROXIMATE SIZE

Ground Floor: 700 SF  
Basement: 500 SF

### ASKING RENT

Upon Request

### POSSESSION

Immediate

### TERM

5-10 Years

### FRONTAGE

20 FT

### COMMENTS

- Prime retail with wide frontage and strong signage opportunity
- Large windows offering natural light
- Private bathroom in place
- Perfect for non-vented food uses any retail use
- All uses considered; especially café, salon, juice bar, or bakery
- 24/7 foot traffic from Columbia and CUNY students ensuring vibrancy

### NEIGHBORS

Trudy's • Demitasse • Chef Toni's Cooking • Halal Chicks • Ranch Deli • Pizza Hut • Saiguette • Metro by T-Mobile • Osteria 106 • Domino's Pizza

### TRANSPORTATION



### JAMES FAMULARO

President

### NOAM AZIZ

Director  
212.468.5984  
naziz@meridiancapital.com

### ARIEL ILIAN

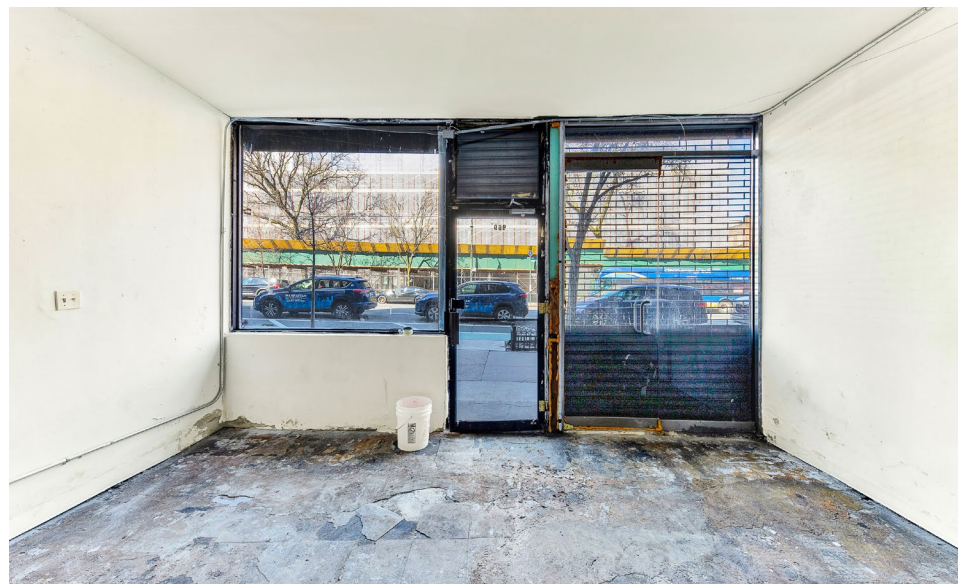
Associate  
212.468.5986  
ailian@meridiancapital.com



**MERIDIAN**  
RETAIL LEASING

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INTERIOR

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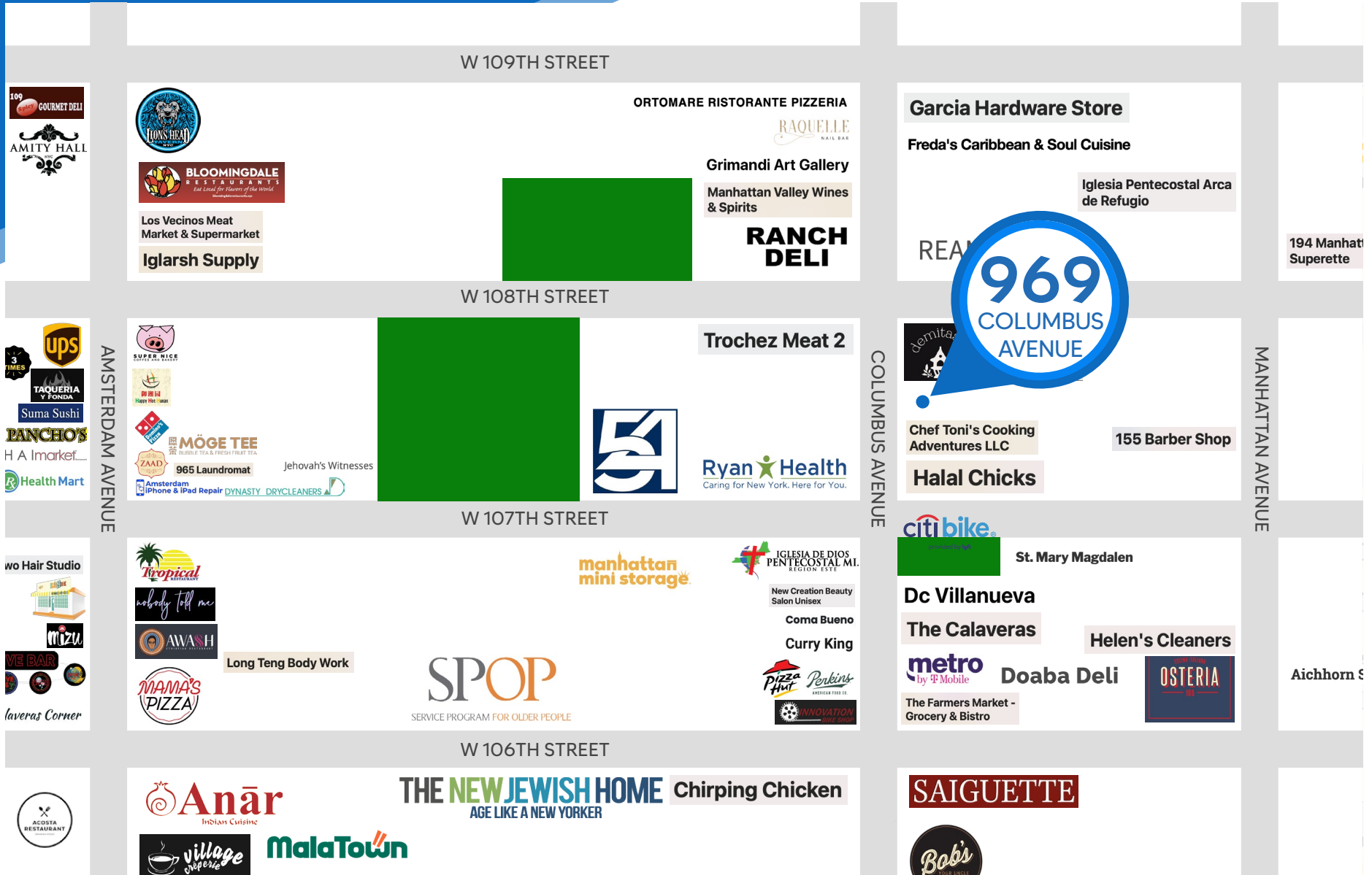
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