

# 1317

## ST. NICHOLAS AVENUE WASHINGTON HEIGHTS, NYC

Corner of St. Nicholas Avenue & West 176<sup>th</sup> Street

RETAIL FOR LEASE

### APPROXIMATE SIZE

Ground Floor: 1,200 SF  
Basement: 1,200 SF

### ASKING RENT

\$10,000/Month

### POSSESSION

Immediate

### TERM

Negotiable

### FRONTAGE

30 FT Wraparound

### COMMENTS

- Corner space with wraparound frontage with floor-to-ceiling windows providing natural light on both sides
- Bathroom in place
- Perfect for retail or other QSR concepts

### NEIGHBORS

Emily Grocery • Superfresh • R&S Wine & Spirits • La Casa Del Taco • Andy Pharmacy • P&M Fish Market • Taco Bell • I Hop

### TRANSPORTATION

A

### NOAM AZIZ

Director  
212.468.5984  
naziz@meridiancapital.com



**MERIDIAN**  
RETAIL LEASING

All information supplied is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of the listing from sale or lease, and to any listing conditions, including the rates and manner of payment of commissions for particular offerings imposed by Meridian Capital Group. This information may include estimates and projections prepared by Meridian Capital Group with respect to future events, and these future events may or may not actually occur. Such estimates and projections reflect various assumptions concerning anticipated results. While Meridian Capital Group believes these assumptions are reasonable, there can be no assurance that any of these estimates and projections will be correct. Therefore, actual results may vary materially from these estimates and projections. Any square footage dimensions set forth are approximate.

## 1317 ST. NICHOLAS AVENUE

WASHINGTON HEIGHTS, NYC | Corner of St. Nicholas Avenue and West 176<sup>th</sup> Street

RETAIL FOR LEASE



INTERIOR

NOAM AZIZ

Director  
212.468.5984  
naziz@meridiancapital.com



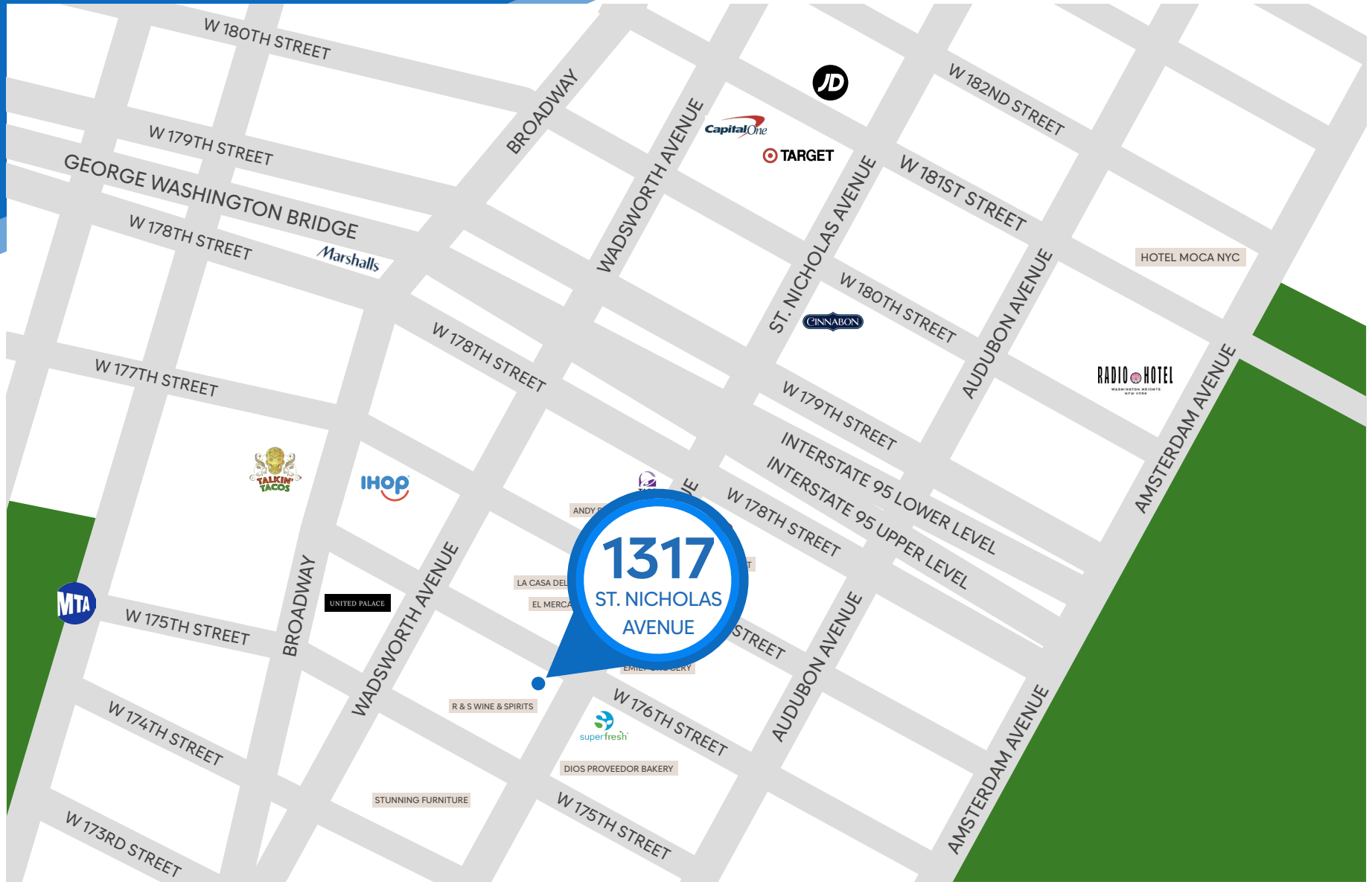
**MERIDIAN**  
RETAIL LEASING

All information supplied is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of the listing from sale or lease, and to any listing conditions, including the rates and manner of payment of commissions for particular offerings imposed by Meridian Capital Group. This information may include estimates and projections prepared by Meridian Capital Group with respect to future events, and these future events may or may not actually occur. Such estimates and projections reflect various assumptions concerning anticipated results. While Meridian Capital Group believes these assumptions are reasonable, there can be no assurance that any of these estimates and projections will be correct. Therefore, actual results may vary materially from these estimates and projections. Any square footage dimensions set forth are approximate.

# 1317 ST. NICHOLAS AVENUE

WASHINGTON HEIGHTS, NYC | Corner of St. Nicholas Avenue and West 176<sup>th</sup> Street

RETAIL FOR LEASE



NEIGHBORS

NOAM AZIZ

Director  
212.468.5984  
naziz@meridiancapital.com



**MERIDIAN**  
RETAIL LEASING

All information supplied is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of the listing from sale or lease, and to any listing conditions, including the rates and manner of payment of commissions for particular offerings imposed by Meridian Capital Group. This information may include estimates and projections prepared by Meridian Capital Group with respect to future events, and these future events may or may not actually occur. Such estimates and projections reflect various assumptions concerning anticipated results. While Meridian Capital Group believes these assumptions are reasonable, there can be no assurance that any of these estimates and projections will be correct. Therefore, actual results may vary materially from these estimates and projections. Any square footage dimensions set forth are approximate.