

2260

WASHINGTON AVENUE

BELMONT, BRONX

Between East 182nd & 183rd Streets

RETAIL/OFFICE FOR LEASE

APPROXIMATE SIZE

1,000 SF

ASKING RENT

\$2,250/Month

POSSESSION

Immediate

TERM

5-10 Years

FRONTAGE

15 FT

COMMENTS

- Former convenience store
- White-box condition
- High residential area close to the Bronx Zoo
- All uses considered; perfect for salons, spas, etc.

NEIGHBORS

Bat Box • Project Renewal • Aqua • AAI Auto Collision • C&T Deli Grocery Store • Family Day Care • Tip Top • Chiky Grocery • Natalies Laundromat • Modern MD • Sleep Inn • Holiday Inn

TRANSPORTATION



PROPERTY INFORMATION

NOAM AZIZ

Director
212.468.5984
naziz@meridiancapital.com

NATHAN SHABOT

Associate
212.468.5933
nshabot@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.

2260 WASHINGTON AVENUE
BELMONT, BRONX | Between East 182nd & 183rd Streets

RETAIL/OFFICE FOR LEASE



INTERIOR

NOAM AZIZ

Director
212.468.5984
naziz@meridiancapital.com

NATHAN SHABOT

Associate
212.468.5933
nshabot@meridiancapital.com



MERIDIAN
RETAIL LEASING

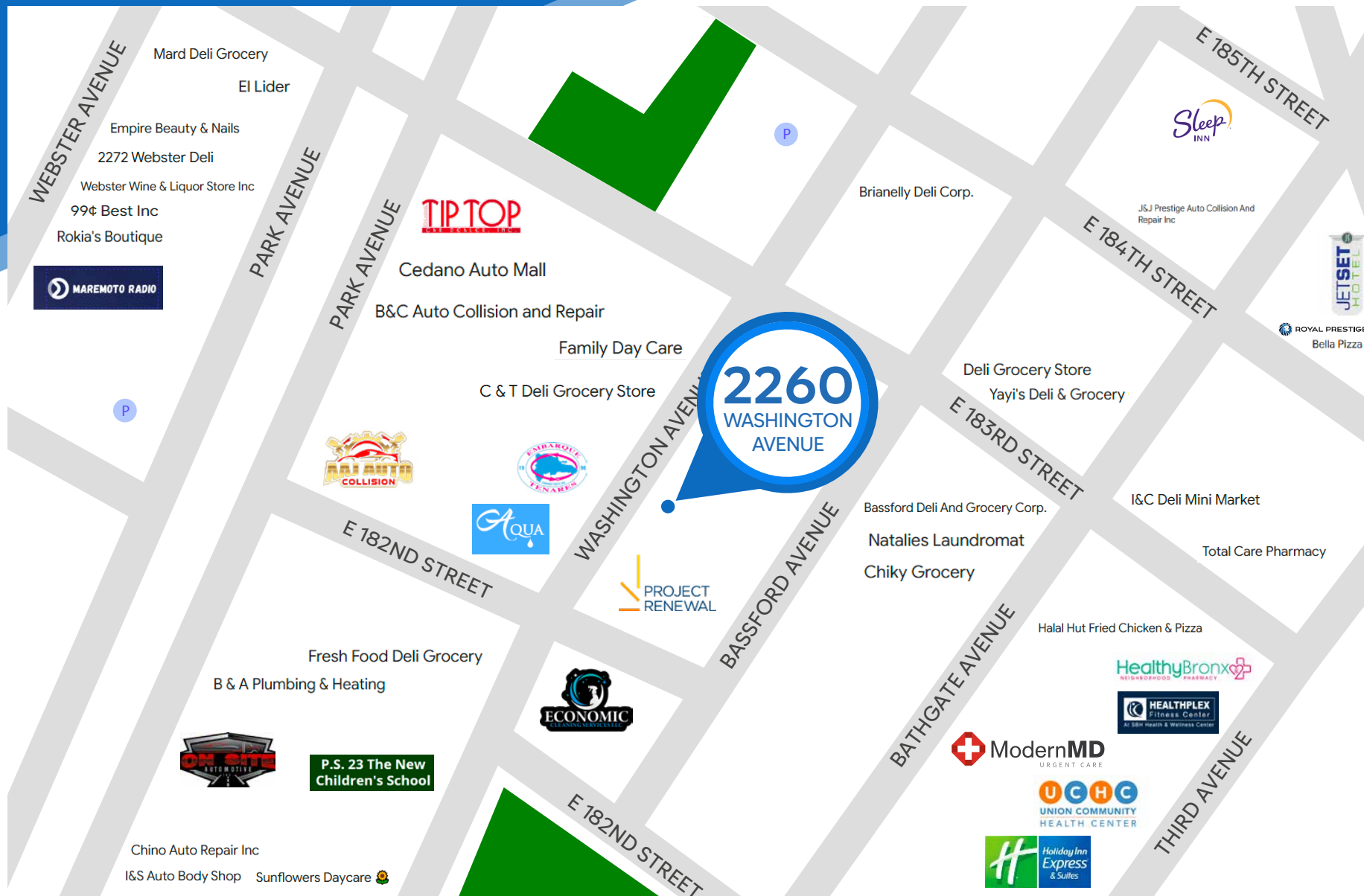
All information supplied is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of the listing from sale or lease, and to any listing conditions, including the rates and manner of payment of commissions for particular offerings imposed by Meridian Capital 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.

2260 WASHINGTON AVENUE

BELMONT, BRONX | Between East 182nd & 183rd Streets

RETAIL/OFFICE FOR LEASE

NEIGHBORS



NOAM AZIZ

Director
212.468.5984
naziz@meridiancapital.com

NATHAN SHABOT

Associate
212.468.5933
nshabot@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.