

# 3647

**BROADWAY**  
HAMILTON HEIGHTS, NYC

Corner of Broadway and West 150<sup>th</sup> Street

RESTAURANT FOR LEASE



## APPROXIMATE SIZE

Ground Floor: 1,800 SF  
Lower Level: 1,800 SF

## ASKING RENT

~~\$14,000/Month~~ Reduced  
\$12,500/Month

## POSSESSION

Immediate

## TERM

10 Years

## FRONTAGE

35 FT Wraparound

## COMMENTS

- Turn-key QSR in a prime Harlem corridor
- High visibility corner with excellent traffic and co-tenancy
- Former KFC & Taco Bell - offering infrastructure and layout for other restaurant concepts
- Three walk-in boxes in place

## NEIGHBORS

Kennedy Fried Chicken • Mire Star Restaurant  
• Steve Darius Salon • Bono Trattoria •  
Manhattanville Coffee • Hamilton's Bar & Kitchen

## TRANSPORTATION



## NOAM AZIZ

Senior Director  
212.468.5984  
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## JOAQUIN CARRILLO

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3647 BROADWAY

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INTERIOR

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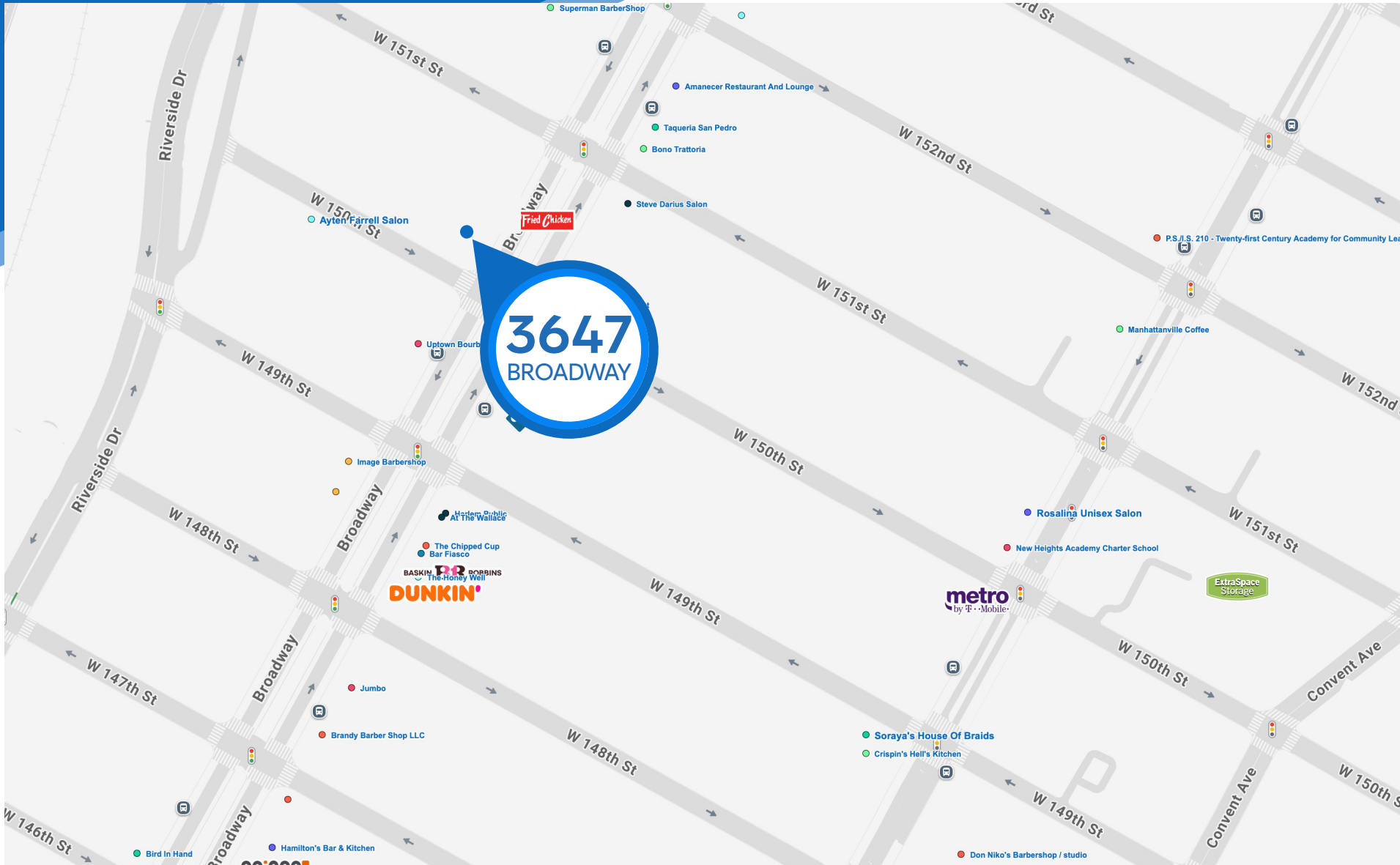
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