

2231

THIRD AVENUE
EAST HARLEM, NYC

Between East 121st & 122nd Streets

RETAIL FOR LEASE

APPROXIMATE SIZE

~~Ground Floor: 7,333 SF~~ Leased
2nd Floor: 7,333 SF
~~Lower Level: 7,333 SF~~ Leased

ASKING RENT
\$15,000/Month

POSSESSION
Immediate

TERM
10-15 Years

FRONTAGE
22 FT

COMMENTS

- Previously "Goodwill"
- Elevator/escalator in place for ADA accessibility
- Incredible signage opportunity
- HVAC in working order circulating throughout
- Seeking a single tenant operator

NEIGHBORS

VIM • Third Avenue Grocery Corp. • Uptown Shots
• Foodown • El Patio Del Fela • Liffey • H&R Block
• Dollar Tree • Wimpy's Restaurant • Mama's
Restaurant • Thai BKK • Urban Mechanical Corp.

TRANSPORTATION

4 5 6

JAMES FAMULARO

President
646.658.7373
jfamularo@meridiancapital.com

KYLE FINK

Senior Associate
212.468.5980
kfink@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.

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INTERIOR

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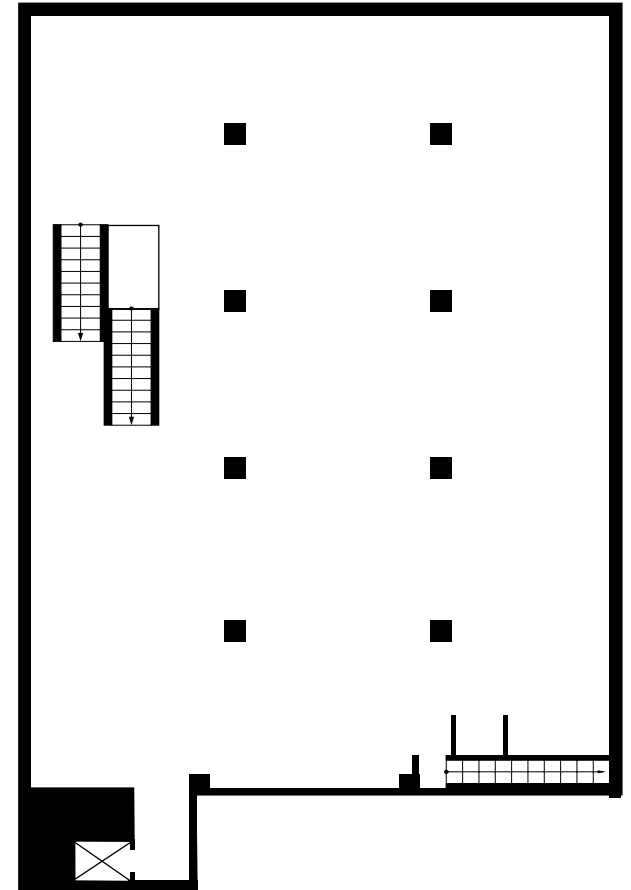
FLOOR PLANS



LOWER LEVEL



GROUND FLOOR



SECOND FLOOR

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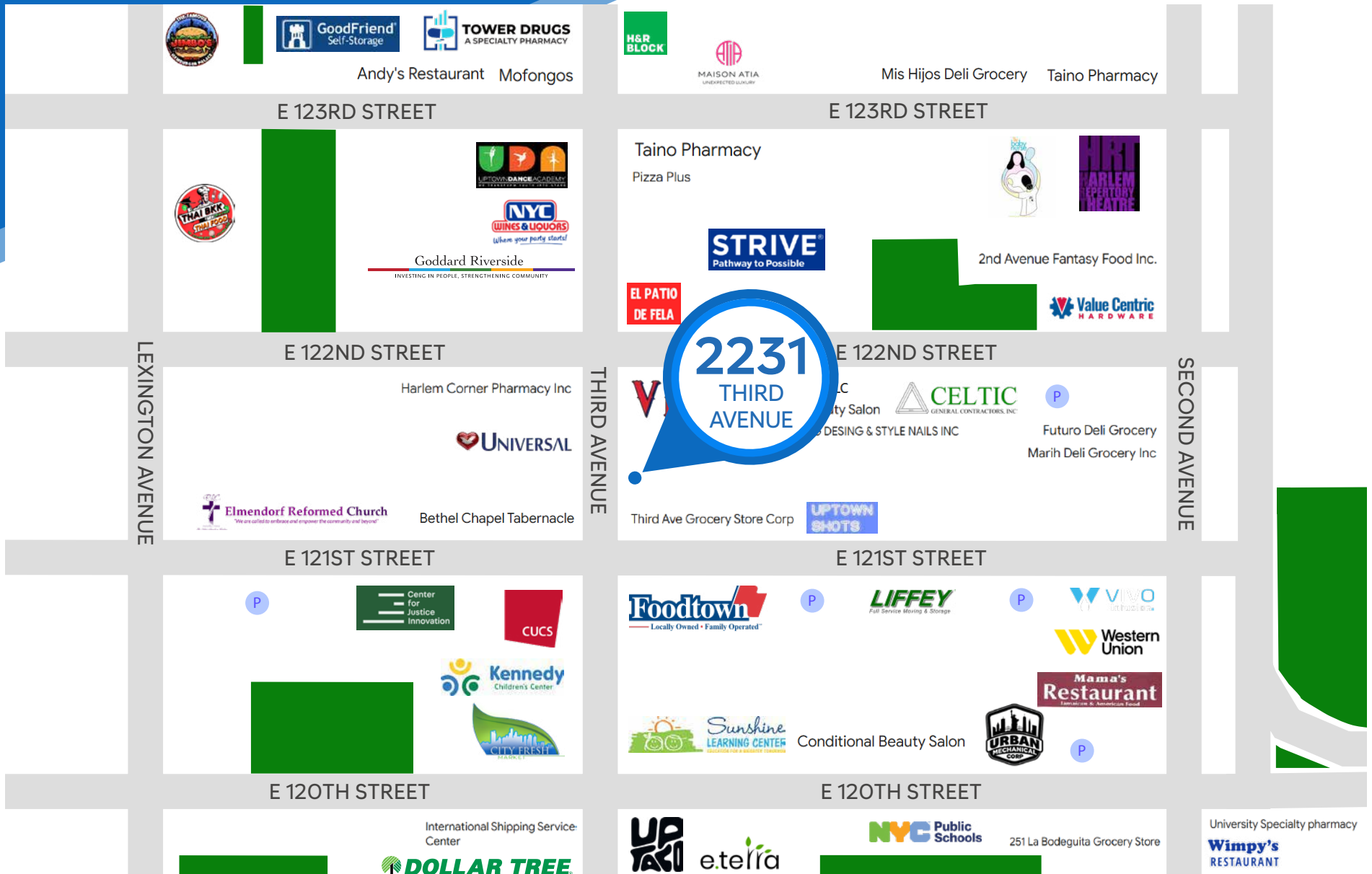
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