

Navi Times Commercial Real Estate

1700 Sq.Ft. of office space near 181st and Broadway.



2 Bennett Ave. Mezzanine Level
near 181st and Broadway,

Washington Heights

Call Navi: 917.418.4725

- **Rent- \$3,300 monthly**
- **Approximately 1700 Sq.Ft.** (Expandable to 13,600 Sq.Ft. with mezzanine and retails space.)

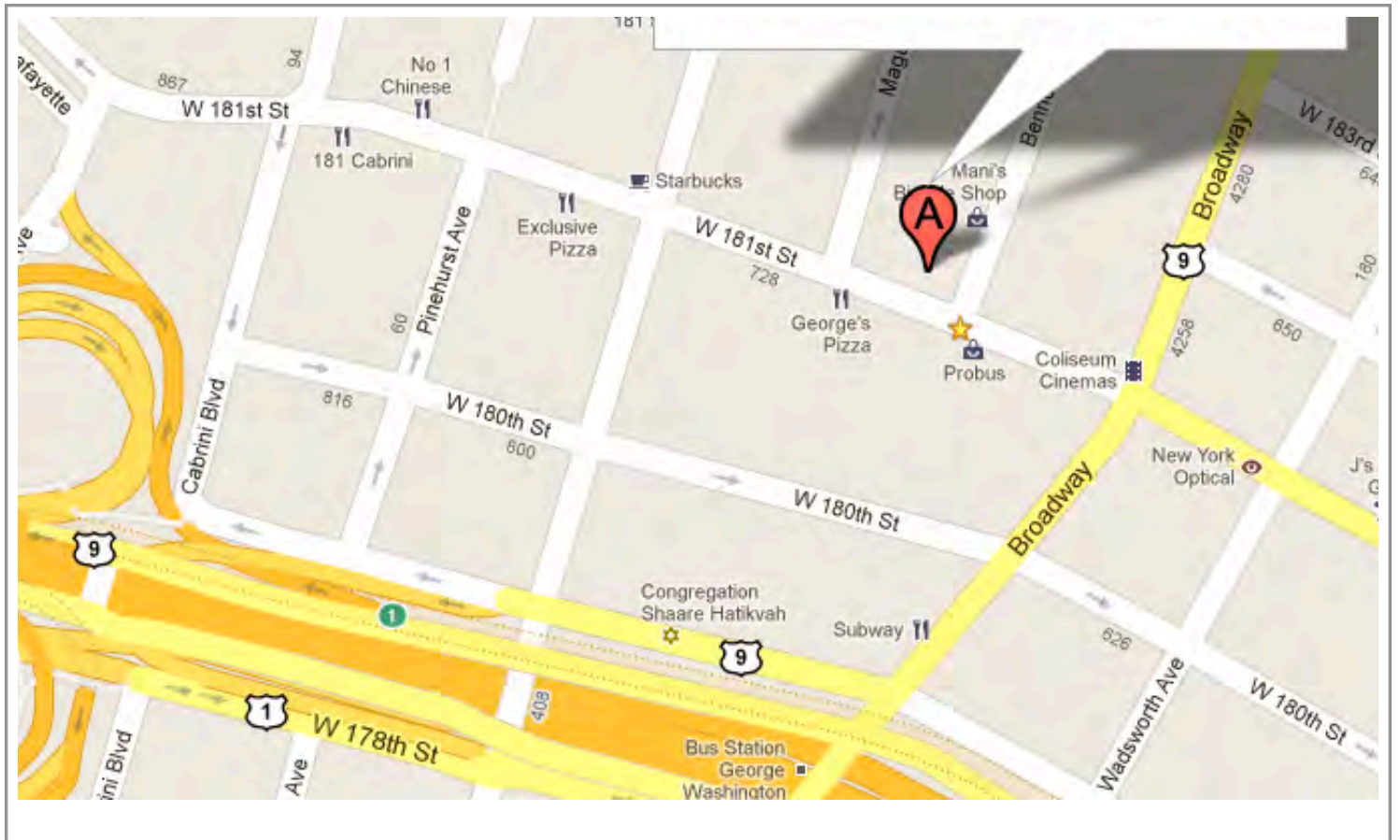
This office although set up as a classic office has endless potential. For the right tenant this space could represent years of profit or could be the perfect solution for a not-for-profit company. It's not the oldest renovations, but could use a good bit of TLC. It has 2 Bathrooms, a fire egress, large windows and much, much more.

Steps from A express subway & one minute to the 1 & 9 subway all Uptown / Downtown Buses stop on Broadway. Crosstown buses into the Bronx. 3 minute walk to the Port Authority George Washington Bridge Bus Station. Proximity to the George Washington Bridge, Henry Hudson Parkway, Harlem River Drive Make this an excellent destination or showroom location.

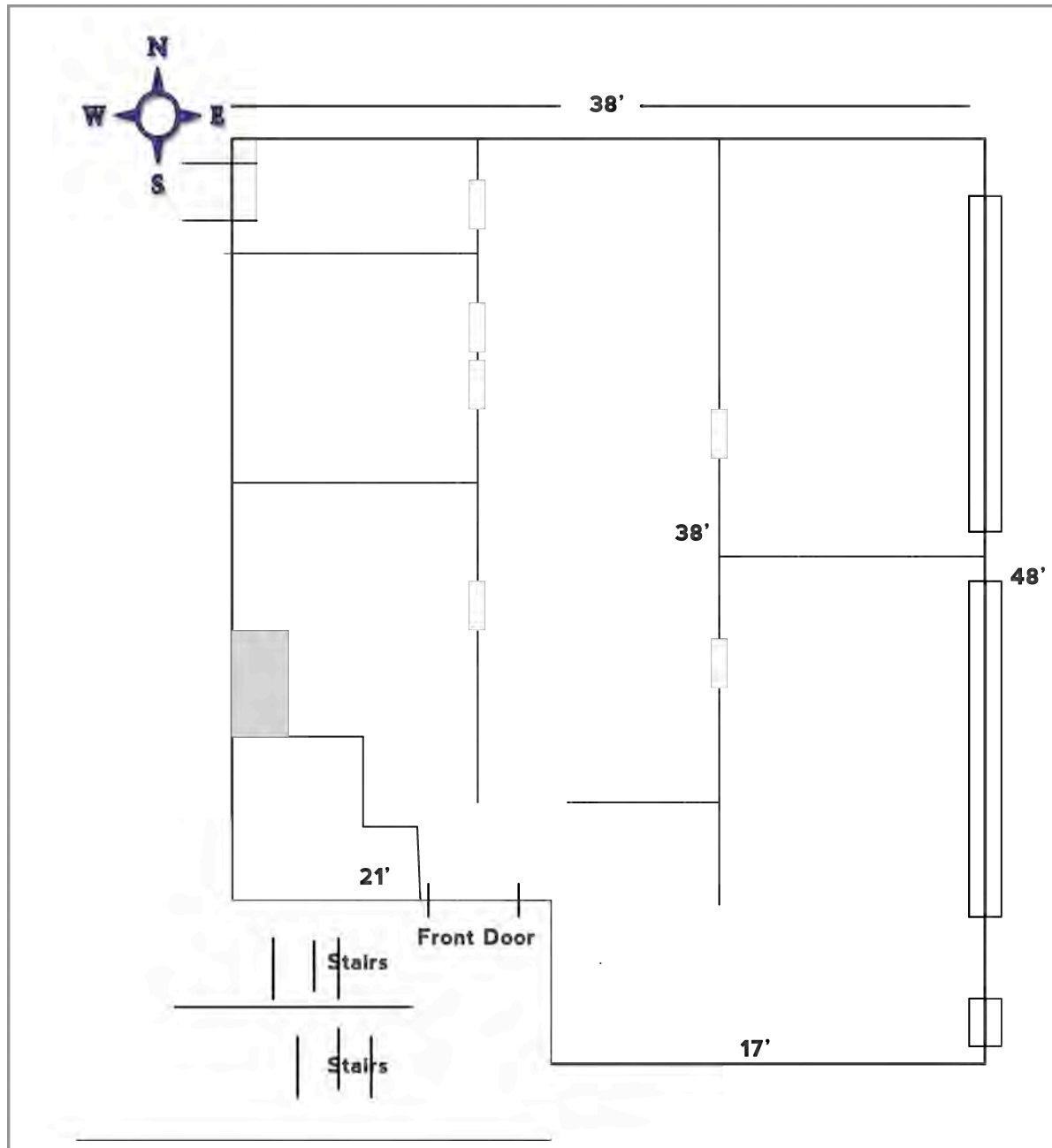
Plenty of metered and street parking.

Join this amazing commercial district with Neighboring offices such as Social Security Office, Robert Jackson Councilman's office, Columbia Presbyterian offices, New York Presbyterian Hospital, Yeshiva University and retail neighbors such as Duane Reade, Edible Arrangements, Capital One Bank, Citi Bank, Chase Bank, Verizon Wireless Corporate Store, New York & Company, Star Bucks and dozens of other stores. Endless walk-by and drive-by traffic.

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212.928.5050 www.navitimes.com licensed real estate brokers

Space is being rented as-is and all measurements even-though deemed reliable are approximate and shall be treated as such. All prospects are responsible for their own due diligence.

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Form 55-20M-11041 114

DEPARTMENT OF HOUSING AND BUILDINGS

BOROUGH OF MANHATTAN, CITY OF NEW YORK HVC

No. ~~27003~~
Date July 31, 1941

CERTIFICATE OF OCCUPANCY

(Standard form adopted by the Board of Standards and Appeals and issued pursuant to Section 646 of the New York Charter, and Sections C.26-181.0 to C.26-187.0 inclusive Administrative Code 2.13.1. to 2.13.7. Building Code.)

This certificate supersedes C. O. No. 23857

To the owner or owners of the building ~~or premises~~

THIS CERTIFIES that the ~~new~~ altered ~~existing~~ building ~~premises~~ located at

2-8 Bennett Avenue - 719-25 West 181st Street
100' front Etc. 2180 Etc. 80

conforms substantially to the approved plans and specifications, and to the requirements of the building code and all other laws and ordinances, and of the rules and regulations of the Board of Standards and Appeals, applicable to a building of its class and kind at the time the permit was issued; and

CERTIFIES FURTHER that, any provisions of Section 646F of the New York Charter have been complied with as certified by a report of the Fire Commissioner to the Borough Superintendent.

~~By~~ Alt. No. - 500-1941 Construction classification - ~~nonfireproof~~
Occupancy classification - public Height 2 stories, 35 feet.
Date of completion - July 22, 1941 Located in business Use District.

B. Area 1½ Height Zone at time of issuance of permit 2428-1941

This certificate is issued subject to the limitations hereinafter specified and to the following resolutions of the Board of Standards and Appeals: (Calendar numbers to be inserted here)

PERMISSIBLE USE AND OCCUPANCY

STORY	LIVE LOADS Lbs. per Sq. Ft.	PERSONS ACCOMMODATED			USE
		MALE	FEMALE	TOTAL	
Cellar				5	Storage
1st Story	120			50	Store and bakery
Mezzanine	100			75	Meeting room of club
2nd Story	100			400	Meeting room of club and offices

Sec. 6.1.2.3 sub-4 Building Code, C.26-273.0 Adm. Code
Prior to the occupation of any structure erected or altered after January 1st, 1933 the authorized occupancy of each floor of such structure, as stated in the certificate of occupancy, shall be permanently posted under glass and maintained in the main entrance hall of such structure.

Chester W. Campbell
BOROUGH SUPERINTENDENT
Borough Superintendent