

Navi Times Realty Services

Licensed Real Estate Brokers

STORE FOR RENT



719 W. 181st Street.

near 181st and Broadway,

Contact Navahjo: [212.928.5050](tel:212.928.5050)

- **Rent- \$9000 monthly**
- **Approximately 2500 Sq.Ft.** (30' Store Front & full storage basement)
(Expandable to 13,600 Sq.Ft. when paired with upstairs office space.)

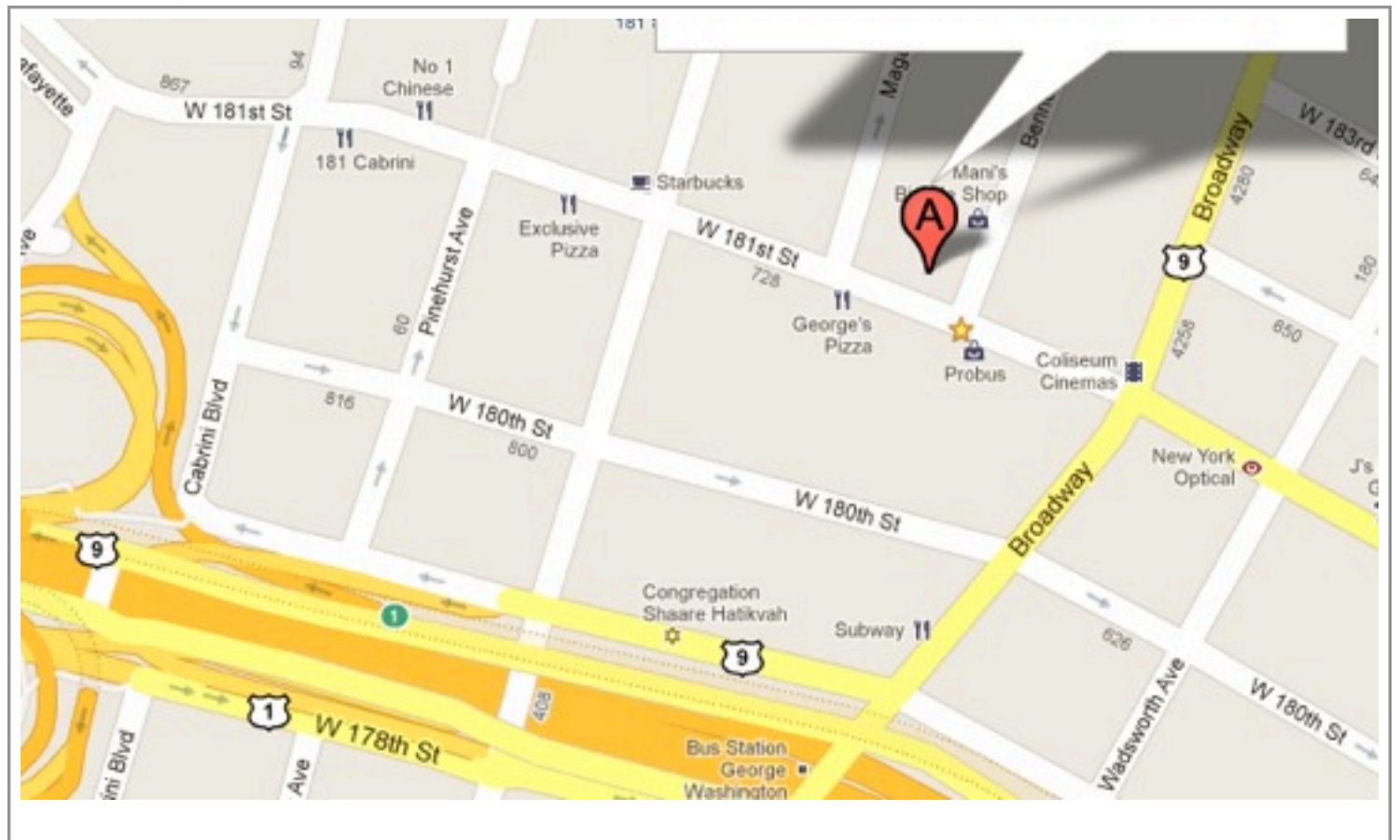
This exciting retail opportunity was the former *Joseph's Shoe Store* which thrived for many decades until the owners retired to make room for a new and innovative business. This space is in need of a total reconfiguration, but with its 30 foot store front and 15' ceilings it has tremendous potential to become a neighborhood favorite. Being adjacent to the major commercial corridor of Broadway and Saint Nicholas on 181st street this location gets unbelievable foot and drive by traffic. We are looking for top notch business to capitalize on this unique space.

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.



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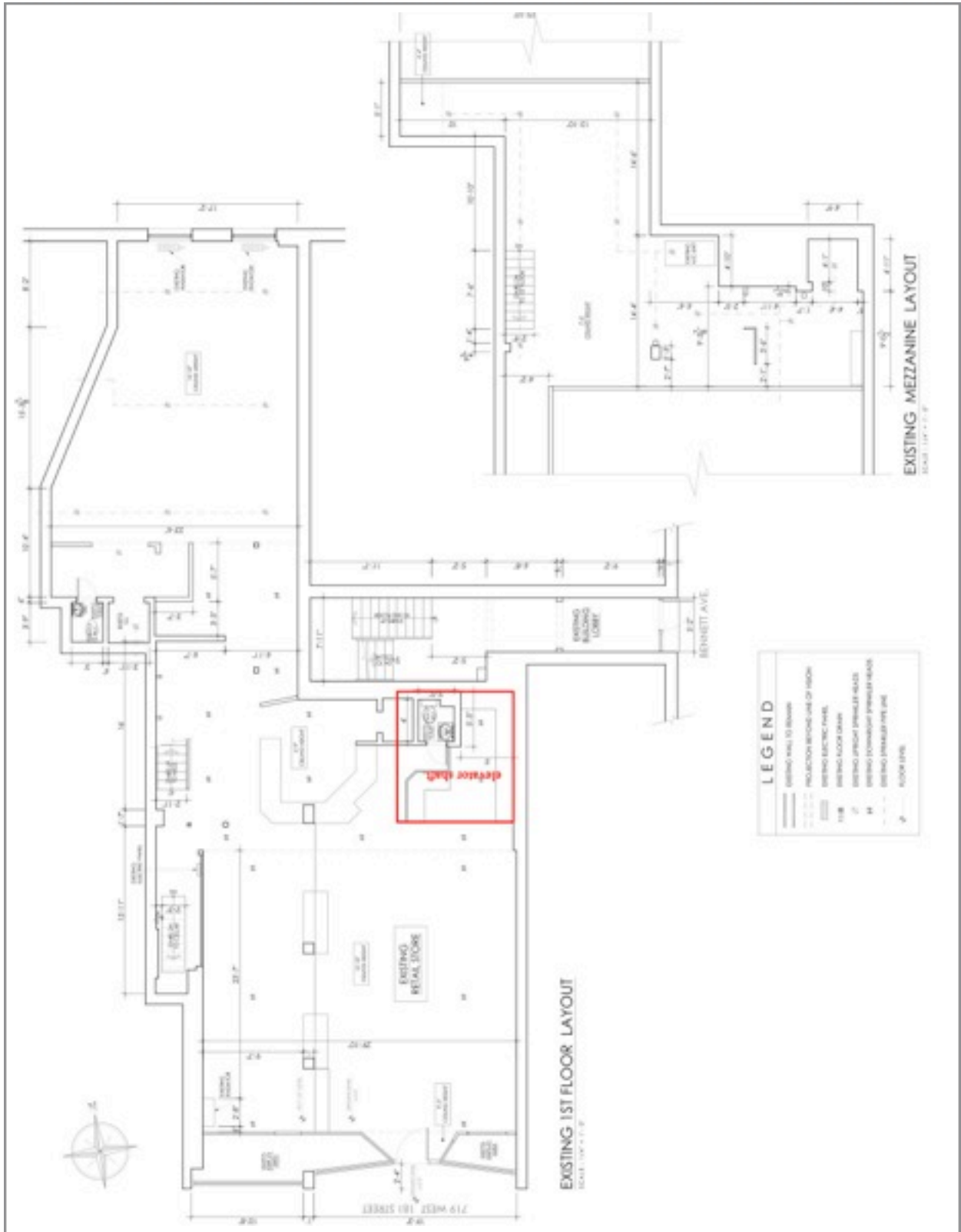
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Street Level



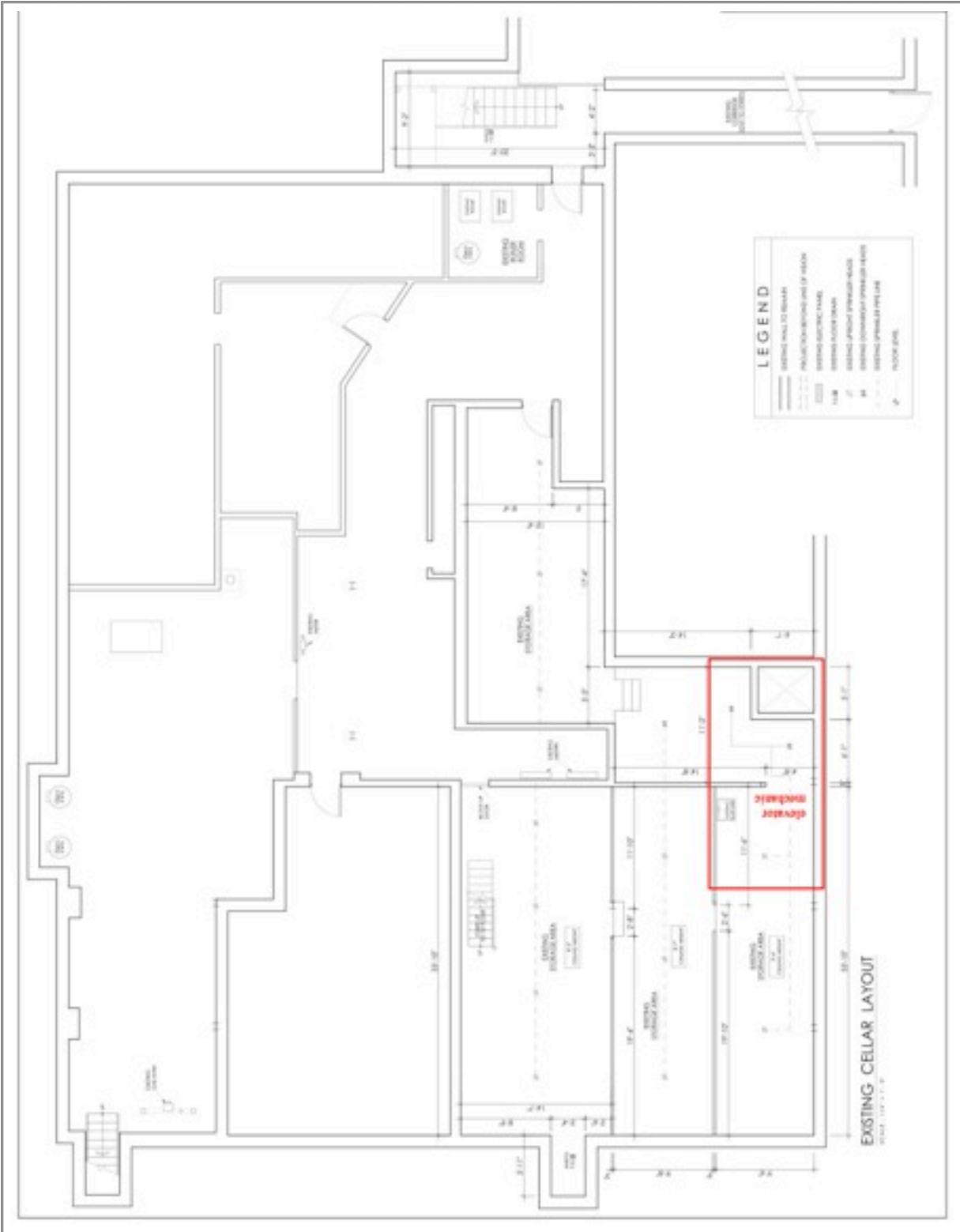
www.navitimes.com

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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Basement level



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Form 55-20M-11041 114

DEPARTMENT OF HOUSING AND BUILDINGS

BOROUGH OF MANHATTAN

CITY OF NEW YORK

HVC

No. 27963

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 2.1.3.1. to 2.1.3.7. Building Code.)

This certificate supersedes C. O. No. 23857

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

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

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

~~N.Y.~~ 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 1 1/2 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, 1932 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.

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