

navitimes

commercial real estate

Washington Heights Space FOR LEASE

2 Bennett AVE. (181ST STREET)

14,000 Sq. Ft. Prime Commercial Corner Space.

This package has "Sports Club" written all over it.



SIZE: Top floor 100' X 100' total of 10,000 Sq.Ft.
Mezzanine level 50' X 33' total of 1,650 Sq.Ft. Store
Retail Space Frontage 35' X 70' total of 2,450 Sq.Ft.

Measurements are all approximate.

FRONTAGE: 30 ft on 181

RENT: \$30,500 total (can be separated)

Great Lease Terms!!! All open to discussion

POSSESSION: April 1st 2010

EXCLUSIVE BROKER

NAVAHJO STOLLER

licensed real estate broker

PHONE: 212.928.5050

FAX: 212.928.5054

CELL: 917.418.4725

NAVAHJO@NAVITIMES.COM

www.navitimes.com

COMMENTS: At the start of the 181st Street and St. Broadway shopping corridor. Heavy pedestrian and drive by traffic 7 days a week.

NEIGHBORS: **Tons of strong small businesses** and many large corporations such as: Dunkin Donuts, Edible Arrangements, New York Company, Capital One Bank, Radio Shack, , Modells, La Moda, Footlocker, Vitamin Shoppe, Children's Place, Zodiac. Capital One Bank, Radio Shack, BOA, Sprint, Verizon Corporate Store.

Space # 3 ENTIRE SECOND LEVEL (monthly \$18,750) \$22 per Sq. Ft.

Approx. 10,000 Sq.Ft. 100 X 100 Located on Second Level

This space consists of the entire top floor of 2 Bennett Ave. High Ceilings. No Beams

Includes 10 Car Parking Lot

We are open to all ideas. We could rent everything separately or as an entire space. The parking lot is rented with the top floor only. It is possible to connect all spaces for one continuous business. Many gyms are looking at this package.

Space # 2 Mezzanine Level (rent \$3,300 monthly) (\$24 per Sq.Ft.)

Approx. 1,600 Sq.Ft. 32 X 50 Located on Second Level. Open space.

Space # 1 Retail Space (rent \$8,000 monthly) \$40 per Sq. Ft.

Ground Level with a huge 36 foot store front on 181st street.

Approx. 2,450 Sq.Ft. (Full Basement for storage) 35 X 70 Located on Second Level full basement

EXCLUSIVE BROKER

NAVAHJO STOLLER

licensed real estate broker

PHONE: 212.928.5050

FAX: 212928.5054

CELL: 917.418.4725

NAVAHJO@NAVITIMES.COM

www.navitimes.com

This offer was approved by property owner for the retail space stated above. This form is not a lease or contract and is subject to change before the actual lease is signed. All offers are based on good faith and expected to be serious and true. Navi Times Real Estate is not responsible for lessee's or owner's withdrawal, fallacies, ethics or any future legality. Navi Times CRE, Inc. has made every effort to make sure the information supplied is accurate; however it is expected that all parties involved exercise due diligence. Navi Times is not responsible in anyway outside of the legal state regulated real estate brokerage laws.