

# 4055 BROADWAY

LOCATED BETWEEN 170TH & 171ST STREETS

MARCHA

4055 **cocina - bar** [www.marchanyc.com](http://www.marchanyc.com) / 212-928-8272



**APPROXIMATE SIZE:**  
 994 sq. ft. Ground Floor  
 390 sq. ft. Basement

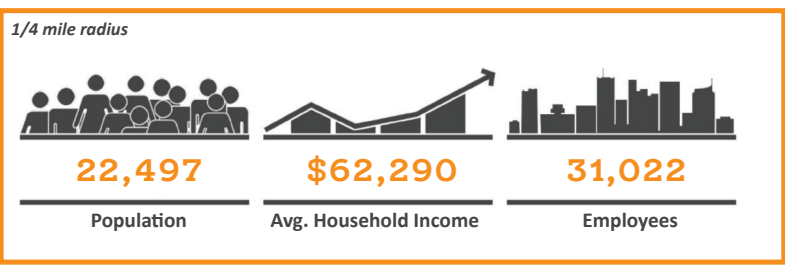
**FRONTAGE:**  
 15'

**ASKING RENT:**  
 Upon request

**NEIGHBORS:**  
 Rite Aid  
 Popular Bank  
 Bank of America  
 McDonald's  
 Gristedes  
 Key Food  
 Chipotle  
 Dunkin Donuts  
 Famous Famiglia Pizzeria

**COMMENTS:**

- Available for immediate possession
- Dense residential neighborhood
- Ceiling Height: 12'
- All uses considered
- 2 blocks from NY Presbyterian Hospital (2,600 beds, more than 6,500 affiliated physicians and 20,000 employees; NewYork-Presbyterian sees more than 2 million visitors per year)



**MASS TRANSPORTATION:**  
**168TH STREET (A,C,1)**  
 7,945,871 annual riders

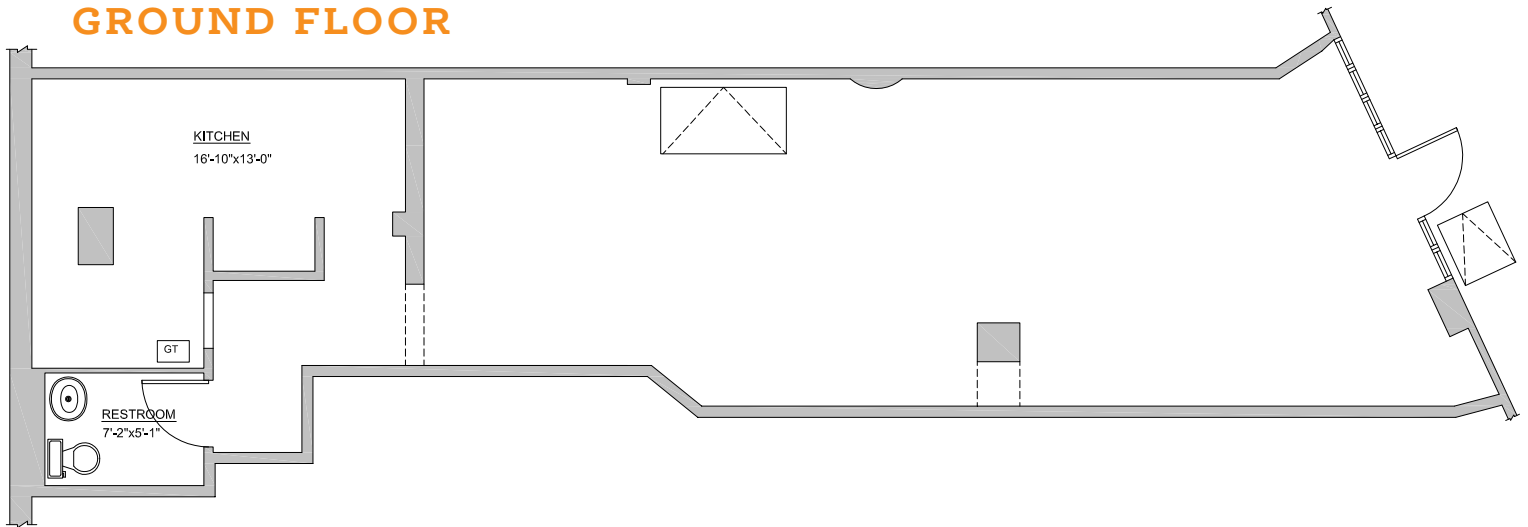
# WASHINGTON HEIGHTS RETAIL OPPORTUNITY

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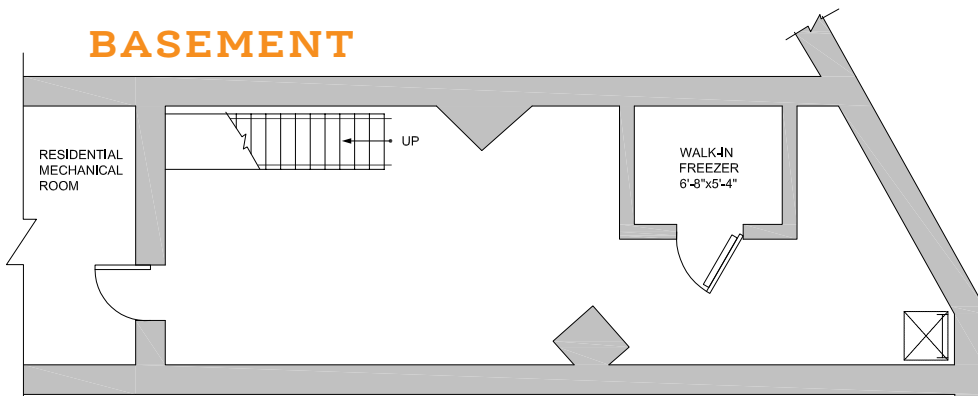
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### GROUND FLOOR



### BASEMENT



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**4055 BROADWAY**

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## CONTACT EXCLUSIVE BROKERS

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