

1245 PARK AVE

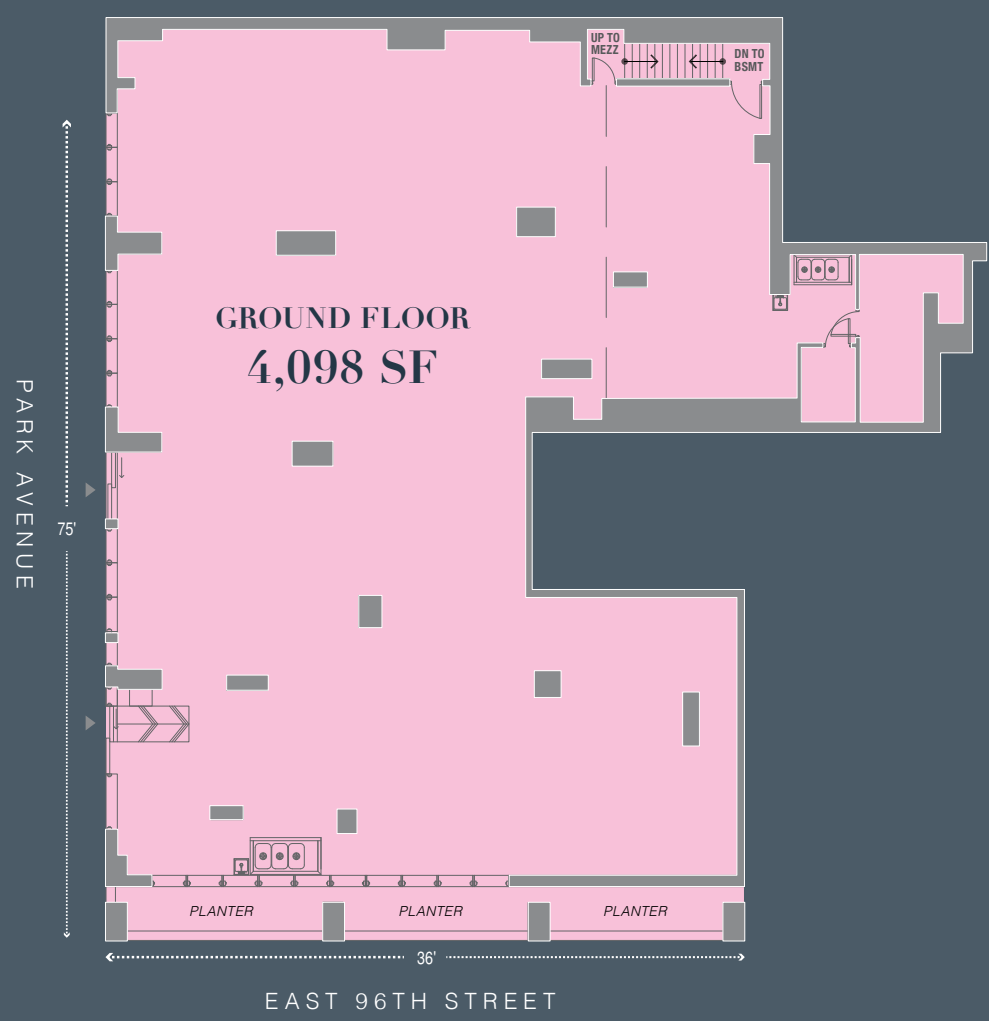
EXCELLENT FOOD MARKET
RETAIL OPPORTUNITY
NORTHEAST CORNER OF PARK AVENUE & 96TH STREET



	SPACE	CEILING HT.
GROUND FL	4,098 SF	13' 8"
MEZZANINE	630 SF	7' 0"
CELLAR	944 SF	8' 1"
TOTAL	5,042 SF	
FRONTAGE	111 FT	
POSSESSION	IMMEDIATE	
LEASE TYPE	DIRECT	

- Excellent Food Market opportunity in residential area on the UES
- Wraparound signage on 96th Street and Park Avenue
- At the base of a Mt. Sinai medical dormitory
- Type 1 and 2 venting possible
- All uses considered

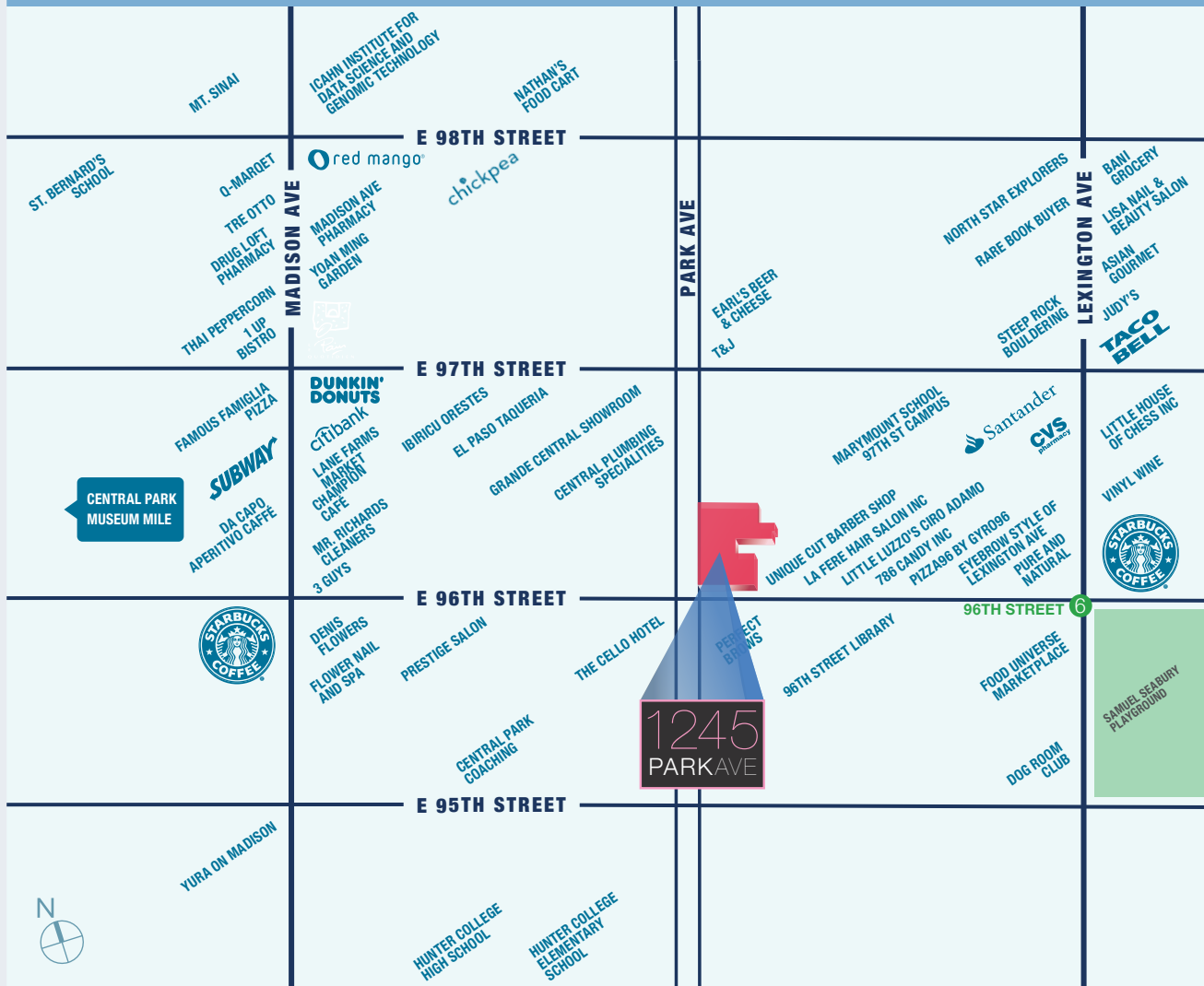
GROUND FLOOR
4,098 SF



CELLAR
944 SF



NEIGHBORHOOD



NEIGHBORING RETAILERS INCLUDE:

Starbucks

CVS

Earl's Beer & Cheese

Food Universe Marketplace

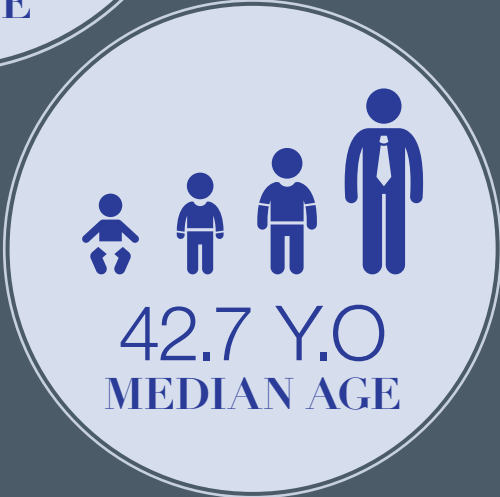
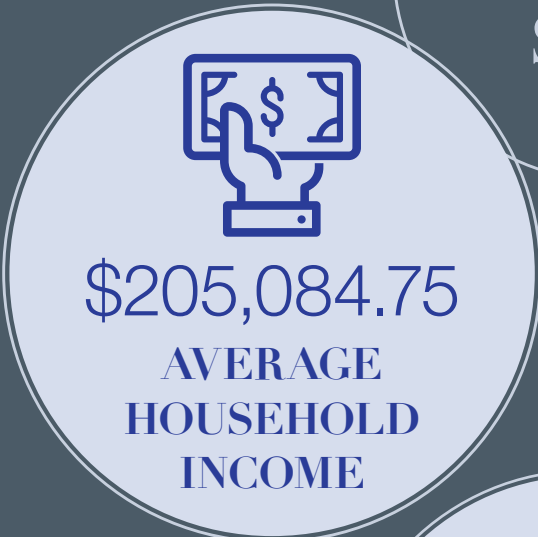
Vinyl Wine

Taco Bell

Chickpea

Dunkin' Donuts

Subway





Please contact us with
retail leasing inquiries:

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