## 2172 2<sup>nd</sup> Avenue Between 111<sup>th</sup> – 112<sup>th</sup> Street

Availability: Immediate-

Vacant

Size:

500 sf

Term:

Negotiable

Asking rent:

\$3,000 Per Month

For more information and to view this space, contact the exclusive brokers:

## Brent LeGunn

Associate Broker

Harlem Commercial

Harlem Lofts, Inc.

(917) 525-2558

commercial@harlemlofts.com

## Robb Pair

**President** 

Harlem Commercial

Harlem Lofts, Inc.

(212) 280-8866

info@harlemlofts.com





- Heavily Trafficked 2<sup>nd</sup> Avenue Retail Space
- Dense Residential Neighborhood
- Accessible by all Major Transportation

Neighbors Include: Check Cashing, Indian Restaurant, Barber Shop, Party Store, Deli, Grocery & Bakery.

Great for Liquor, Pharmacy, Hardware, Food User or Office.



The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All zoning, building footage and uses must be independently verified. Vacancy factors used herein are an arbitrary percentage used only as an example. It does not necessarily relate to actual vacancy if any. The value of this investment is dependent upon these estimates and assumptions made in these pages, as well as the investment income, the tax bracket, and other factors which your tax advisor and/or legal counsel should evaluate. The prospective buyer should carefully verify each item of income and all other information herein.