



**PINNACLE
REALTY**
OF NEW YORK, LLC

EXCLUSIVE LISTING

FOR SALE / FOR LEASE



1662-1670 ST. NICHOLAS AVE.

NEW YORK, NY 10040

High Visibility One of a Kind Retail / Office

3,880 Sq. Ft. - 7,760 Sq. Ft.

TYPE

Warehouse / Retail / Industrial / Office



SQUARE FT.
3,880 RSF



ZONING
R7-2, C1-4



CLEAR HEIGHT
12' - 14'



PARCEL ID
2149
BLOCK



LOADING
Street



276
LOT

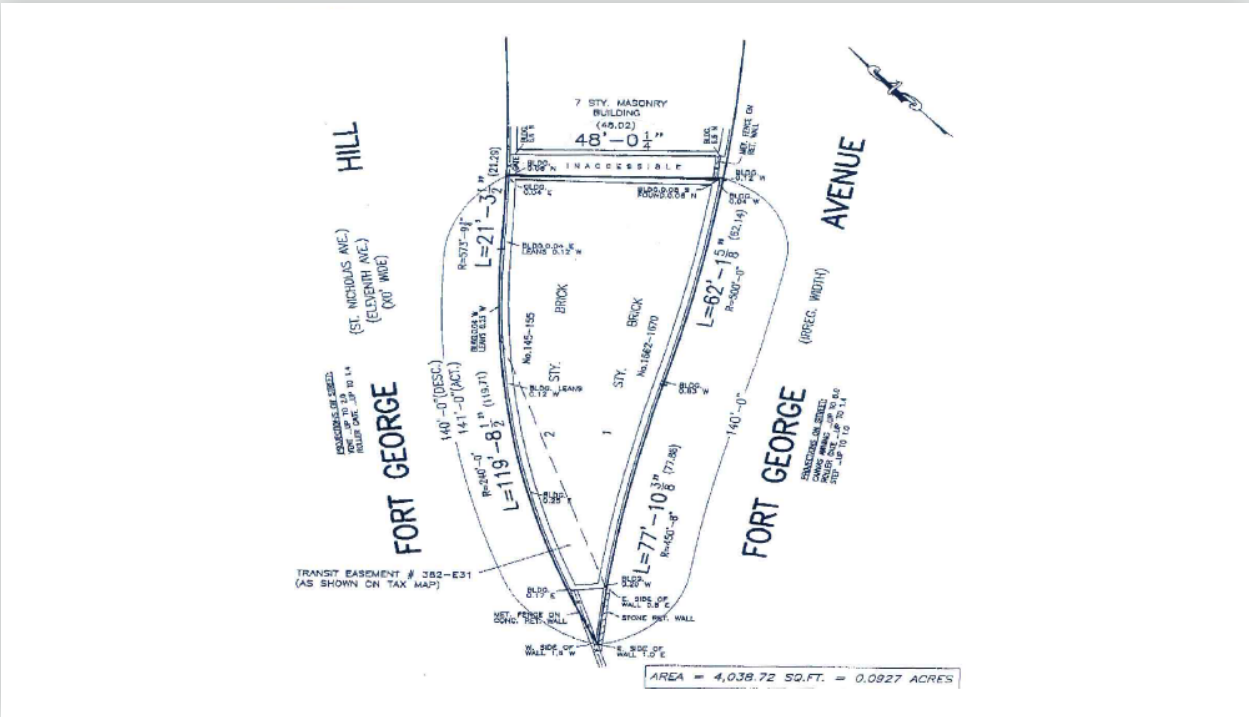
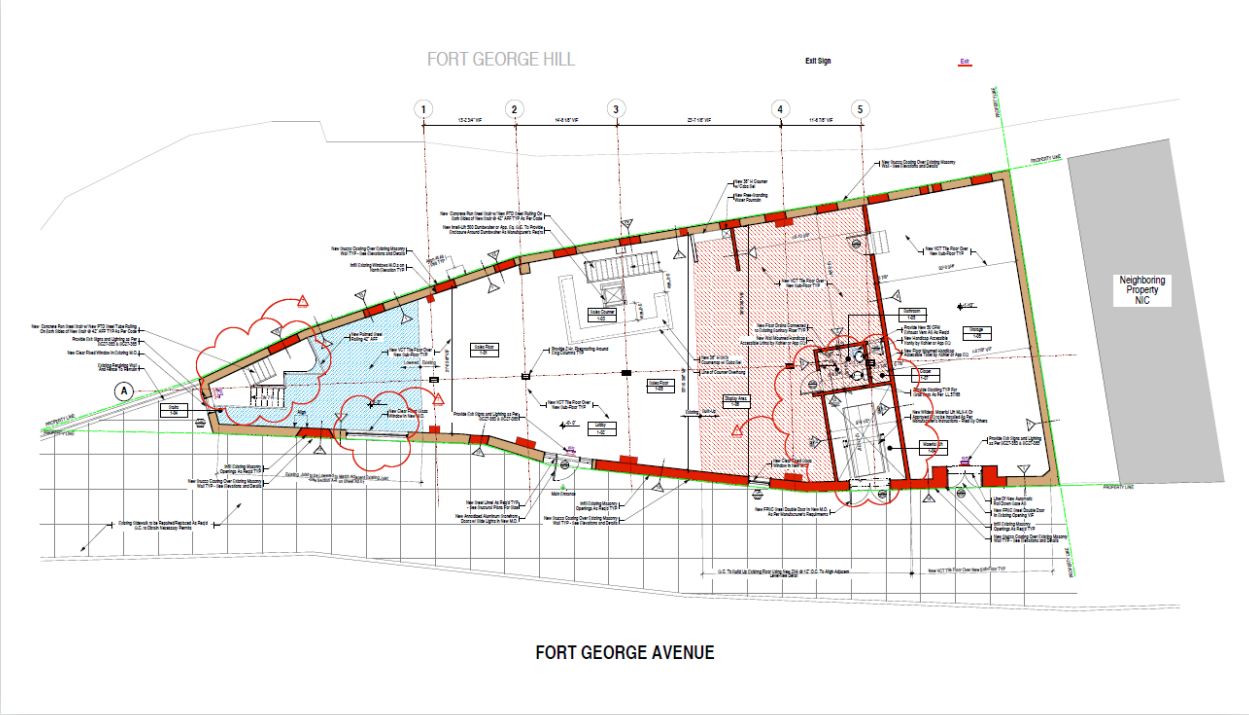
PRICE

Upon Request

718-784-8282 / PINNACLERENY.COM

All information is from sources deemed reliable and is submitted subject to errors, omission, changes of price or other conditions, prior sale, rent and withdrawal without notice.

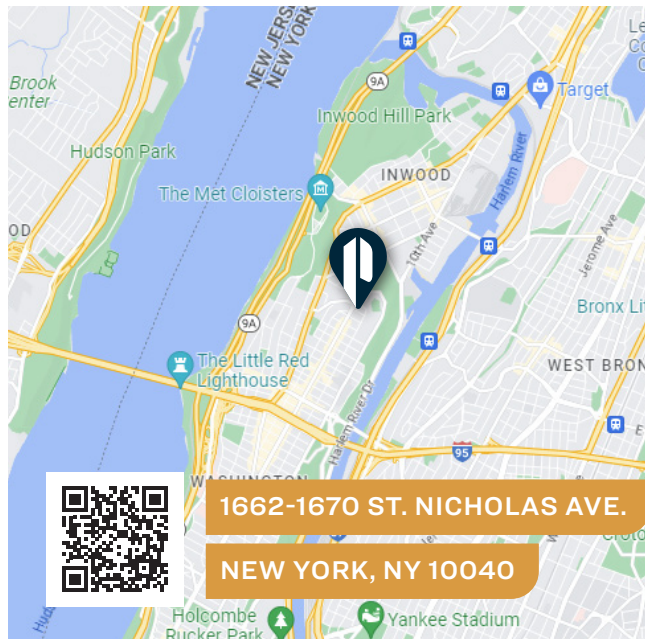
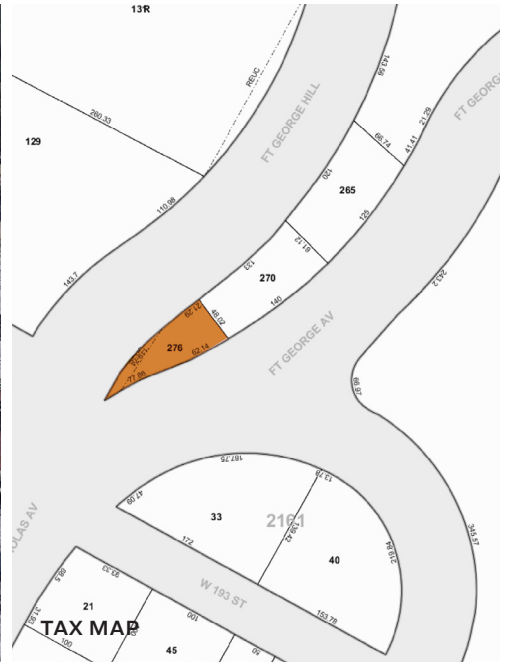
PROPOSED FIRST FLOOR PLAN



Property Overview

FEATURES

- 3,880 Sq. Ft. ground floor fully finished store
- Possible expansion to 7,760 Sq. Ft. adding 3,880 Sq. Ft.
- Lower level with street loading



TRANSPORTATION

1

PROSPECT AVE



HARLEM RIVER DRIVE

BROADWAY

GEORGE WASHINGTON BRIDGE

HENRY HUDSON PARKWAY



M3: ST NICHOLAS AVE/FORT GEORGE HILL



PINNACLE REALTY
OF NEW YORK, LLC

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