



**PINNACLE  
REALTY**  
OF NEW YORK, LLC

EXCLUSIVE LISTING

FOR LEASE



Available - Exclusive Agent

**PINNACLE REALTY**

of NEW YORK LLC - The Outer Borough Specialists

**718-784-8282**

[www.pinnaclereny.com](http://www.pinnaclereny.com)

3834 BROADWAY AVENUE

NEW YORK, NY 10032

# Heart of Washington Heights

Prime Retail Space Available

TYPE

Retail



SQUARE FT.

**1,060** RSF



ZONING

**R7-2, C4-4**

PARCEL ID



**2118**

BLOCK



**7**

LOT

PRICE

Upon Request

718-784-8282 / [PINNACLERENY.COM](http://PINNACLERENY.COM)

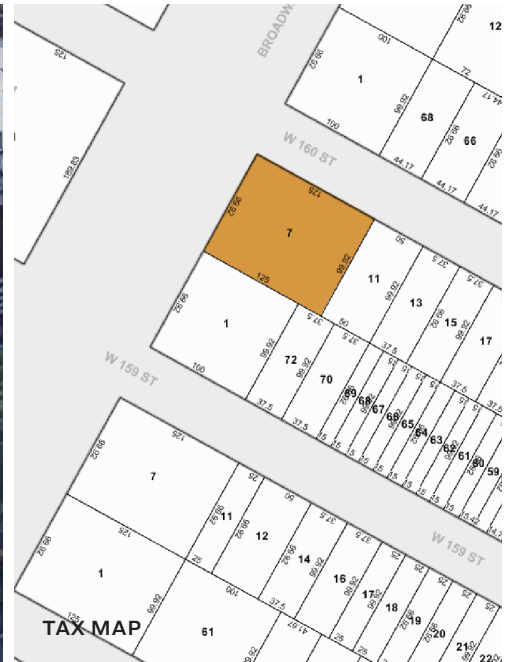
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# Property Overview

## FEATURES

- Dimensions: 20' x 53'
- Frontage: 20'
- Long term lease available
- High foot traffic
- Traffic count: 25,125 cars daily
- Immediate possession

## NEARBY RETAIL



## TRANSPORTATION

- 1** 157 STREET
- A C** 163 STREET
- HENRY HUDSON PARKWAY
- GEORGE WASHINGTON BRIDGE
- RIVERSIDE DRIVE
- M4, M5: BROADWAY/ W 159 ST



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FOR MORE INFORMATION ABOUT THIS  
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