

# 121 Lenox Avenue

HARLEM  
NEW YORK, NY



# Property Details

## Location

Northwest corner of Lenox Avenue

## Approximate Size

### Store A - 121 Lenox Avenue

Ground Floor	916 SF
Lower Level	7,992 SF
Total Selling Space	8,908 SF
Storage/Loading	4,469 SF
Total	13,378 SF

### Space B - 121 Lenox Avenue

Second Floor	20,000 SF
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### Store C - 101 West 116th Street

Ground Floor	1,800 SF- 3,500 SF
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## Ceiling Height

Store A- 121 Lenox Avenue

Ground Floor	13 FT
Lower Level	8-10 FT

Space B- 121 Lenox Avenue

Second Floor	13-17 FT
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Store C- 101 West 116th Street

Ground Floor	13- 15 FT
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## Frontage

Store A - 121 Lenox Avenue

Ground Floor	45 FT
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Store C - 101 West 116th Street

Ground Floor	25 FT
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## Term

Negotiable

## Possession

Store A Immediate

Space B Immediate

Store C Arranged

## Site Status

Store A Formerly Fallas

Space B Formerly Harlem Prep

Store C Formerly Amy Ruth's Banquet Hall

## Neighbors

CVS Pharmacy, Bank of America, Wells Fargo,

T-Mobile, Carver Federal Savings Bank,

Fine Fair Supermarket, and Le Petit Parisien

## Comments

Directly in front of the 116th Street subway station serviced by the

**2 3** trains with annual ridership of 3,729,434

Built conveyor belt from loading dock to Lower Level

Positioned in opportunity zone, as tenant benefits from tax incentives for investors

Space B is a turnkey 2nd generation school installation in excellent condition with multiple means of egress and elevators in place, currently operating as Harlem Prep Elementary

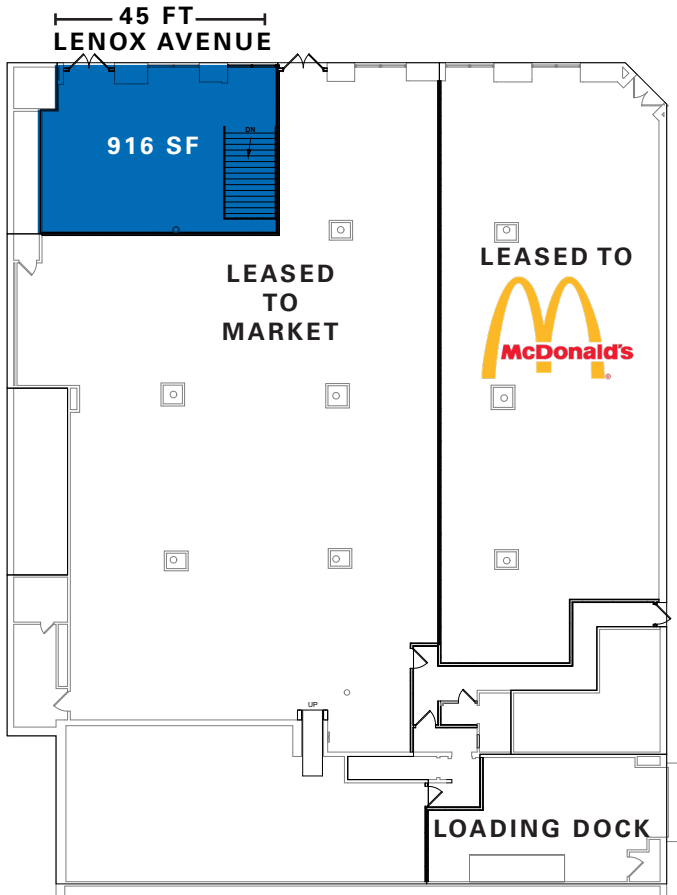
Do not disturb tenant of Store C, inspections by appointment only

Store C is a banquet hall portion of Amy Ruth's restaurant with its own separate storefront, demised from the main restaurant

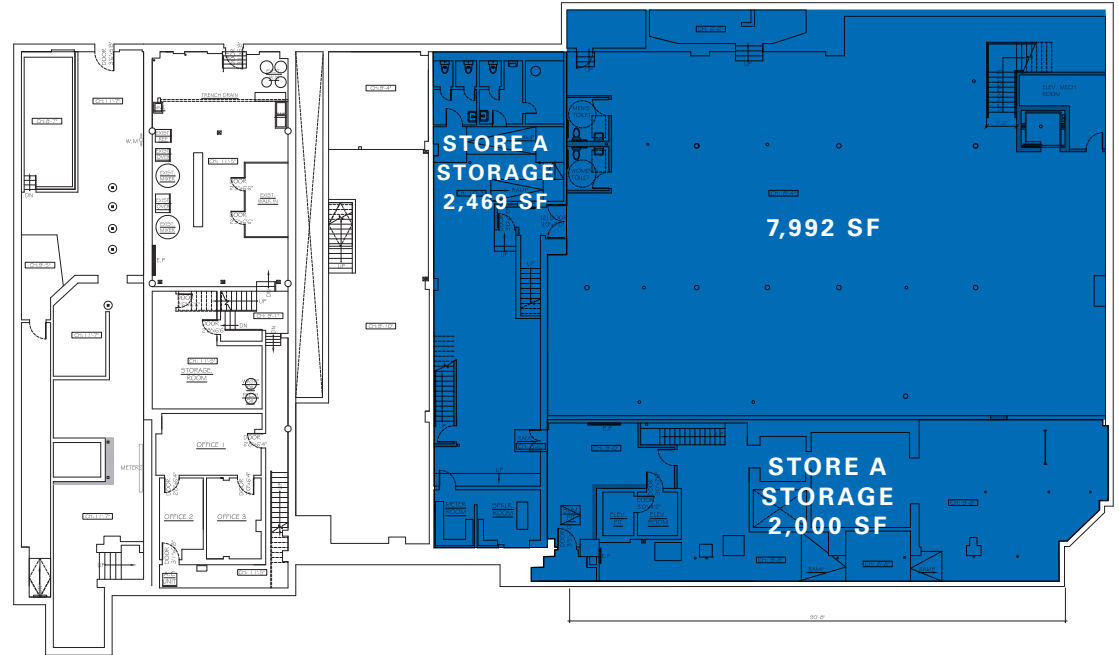
All spaces can be combined

# Floor Plans

Store A - Ground Floor

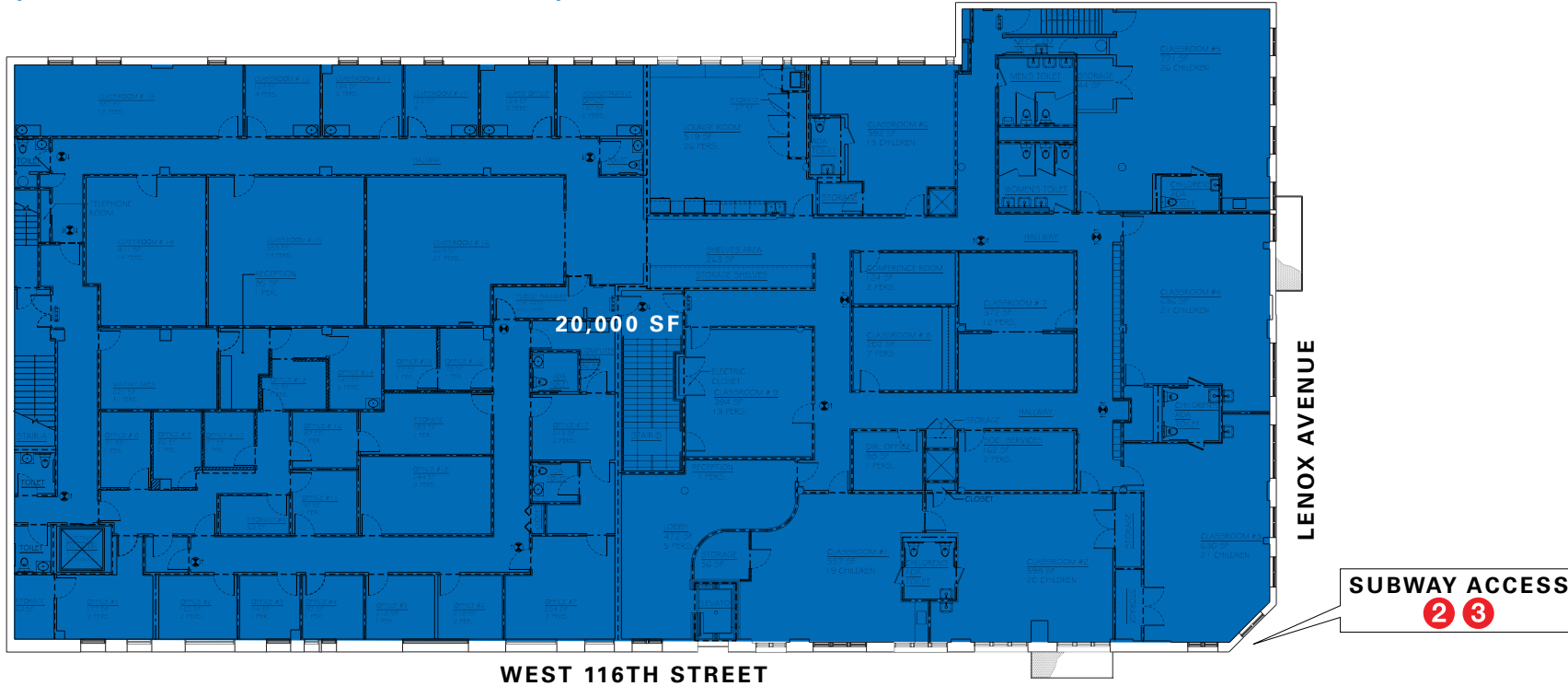


Store A - Lower Level



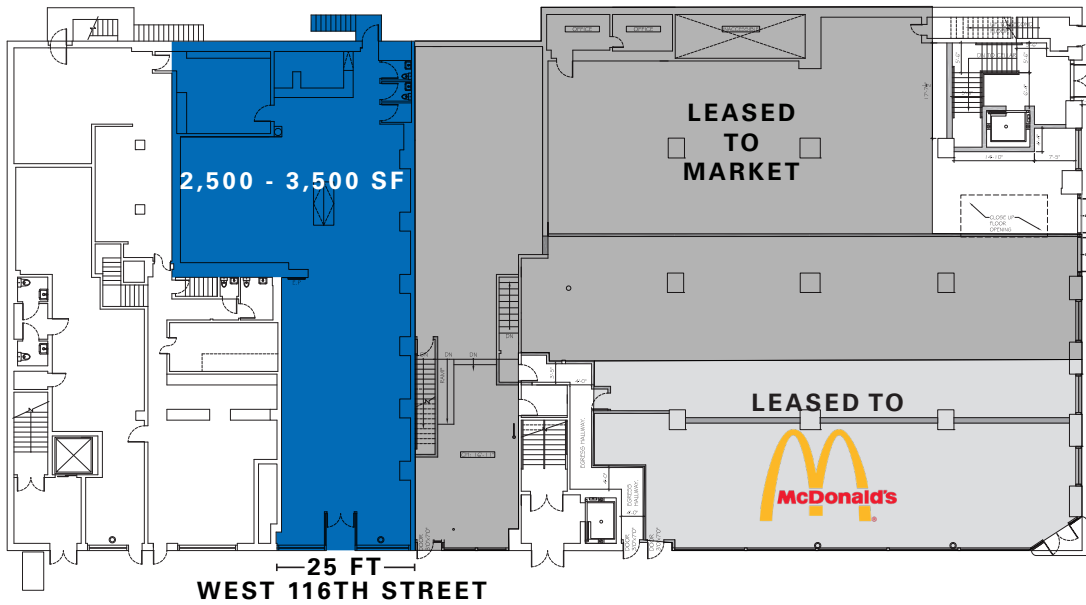
# Floor Plans

## Space B - Second Floor, Second Generation School Space



# Floor Plans

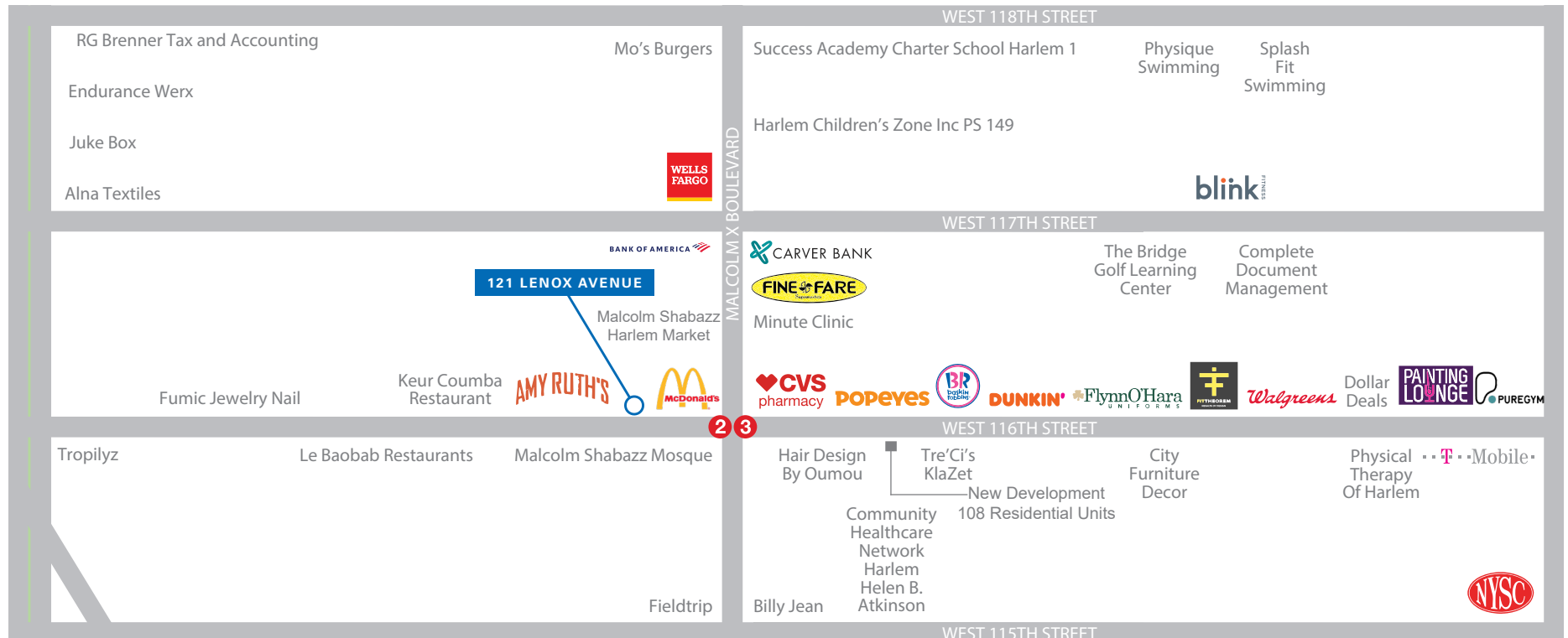
## Store C - Ground Floor



# Space C - Interior Photos



## 121 LENOX AVENUE



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