

2563 BROADWAY

CBRE

Recently renovated food & beverage space off the corner of West 96th Street on the Upper West Side

YOUR SIGN HERE



Ground: 1,104 SF

Frontage
26 FT on Broadway

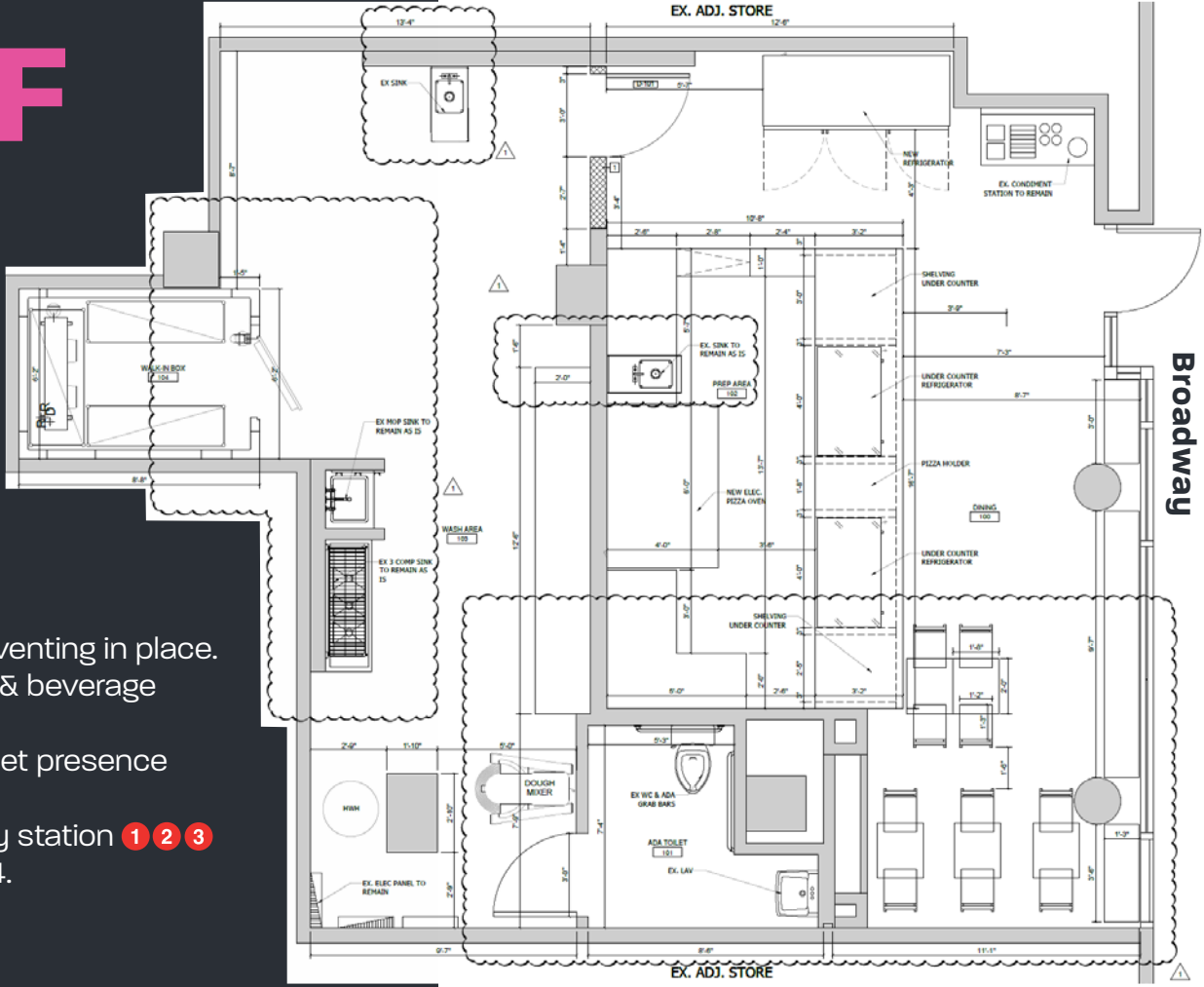
Possession
August 2026

Term
Thru April 30, 2030

Comments

- Fully built-out Pizzeria with type 1 venting in place.
- Rare turn-key opportunity for food & beverage operators. Open to all logical uses.
- Prominent frontage and strong street presence along Broadway
- Steps from the 96th Street subway station **1 2 3**
— over 8.25M annual riders in 2024.

Neighbors

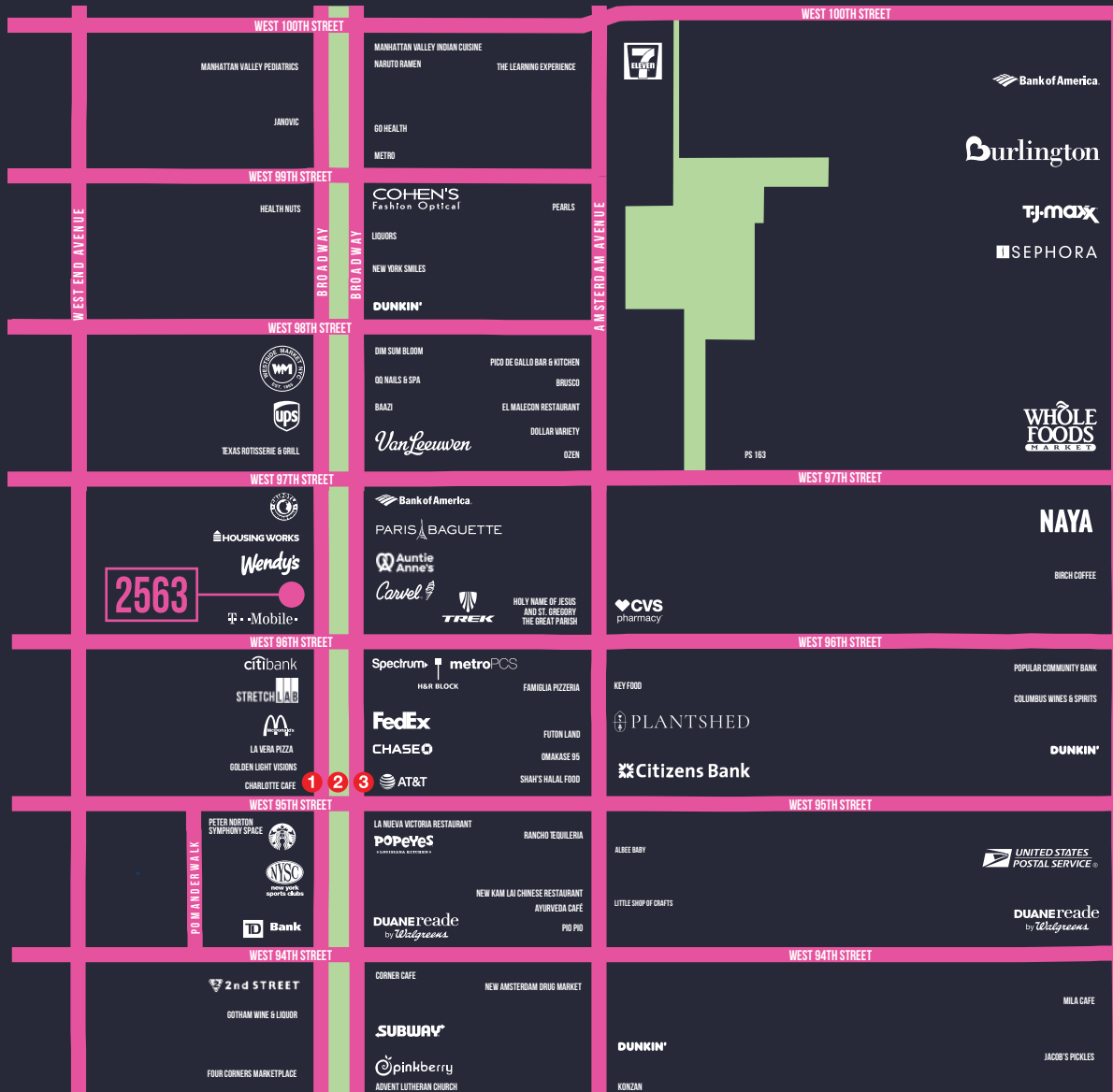


Broadway

INTERIORS



2563 BROADWAY



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