

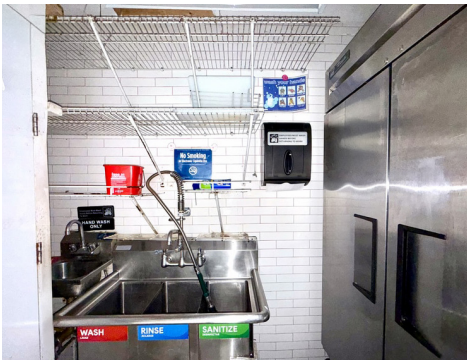


FOR RENT: 835 LEXINGTON AVENUE, STOREFRONT

Commerical

\$5,000/month

AVAILABLE
IMMEDIATELY



FEATURES

- Ideal for ice cream, barber shop, locksmith, bag store, juice bar, shoe store, make up, accessories.
- Half block from 63rd Street subway station
- M, F, Q train access
- Approximately 200 sq ft
- Tenant pays 15 % of any Tax increase
- Separate electric meter; tenant pays own electricity
- No basement
- No ventilation
- No restaurant use

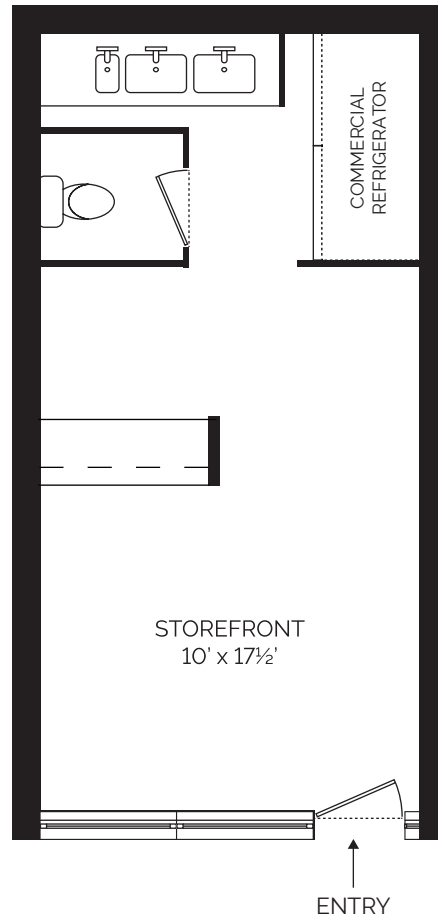


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High-Traffic Lexington Avenue Storefront for Rent Near 63rd Street Subway

Located at 835 Lexington Avenue, this storefront offers an excellent rental opportunity with heavy foot traffic just half a block from the 63rd Street subway station, serviced by the M, F, and Q trains. The space measures approximately 200 square feet and is offered at \$5,000 per month. Tenants are responsible for their own electricity with a separate meter and will pay 15w% of any Tax increase. The unit does not include a basement, ventilation, or restaurant use. Ideal uses include a ice cream shop, barber shop, locksmith, bag store, juice bar, shoe store, make up, accessories or similar retail concept.