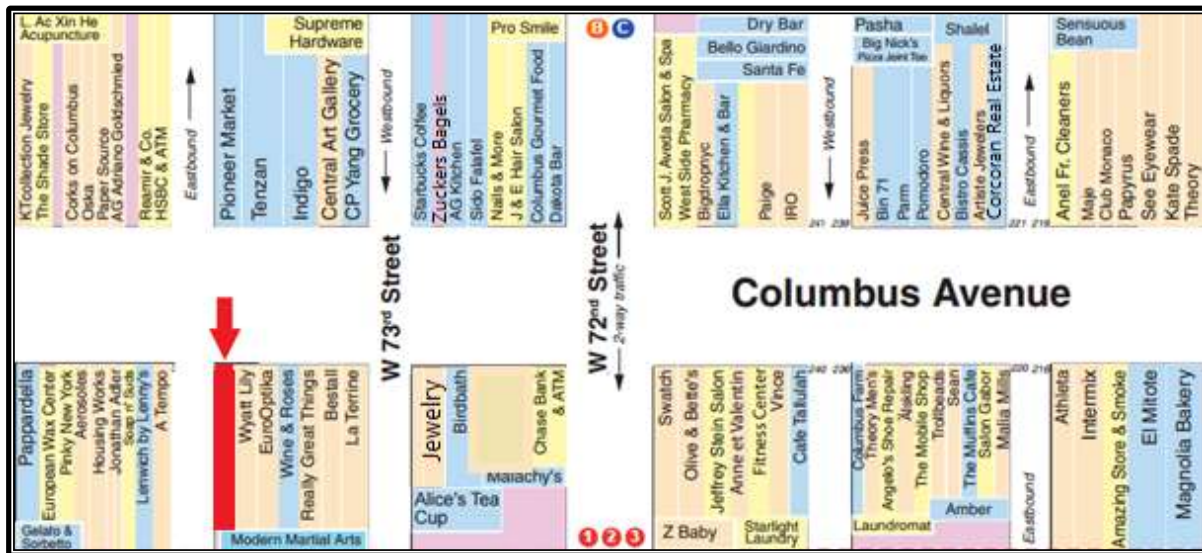


# Busy Corner Retail

## 294 Columbus Avenue

Southwest Corner of 74<sup>th</sup> Street

<b>Neighborhood</b>	Upper West
<b>Approximate Size</b>	920 sf 1,020 sf basement* <i>*possible selling basement</i>
<b>Approximate Frontage</b>	53 wrapping feet
<b>Ideal Uses</b>	No Cooking
<b>Currently</b>	Rain Africa
<b>Possession</b>	Immediate
<b>Rent</b>	\$19,800 monthly <b>NEW PRICE</b>
<b>Features</b>	Clean installation All Glass Storefront
<b>Neighbors</b>	Starbucks, Chase Bank, Swatch, Anne et Valentin
<b>Transportation</b>	72ndSt: <b>B C 1 2 3</b>



For More Information Contact Exclusive Agent:

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# WalkerMalloy

157 Columbus Avenue • New York NY 10023

[walkermalloy.com](http://walkermalloy.com)

ALL INFORMATION IS SUBJECT TO, ERRORS, OMISSIONS, CHANGE, OR WITHDRAWAL WITHOUT NOTICE. Dimensions are approximate. One half of a commission is payable in accordance with our rate schedule to procuring broker executing our brokerage agreement, provided that a lease is fully consummated as described in said agreement. Our commission rate schedule is available upon request.