

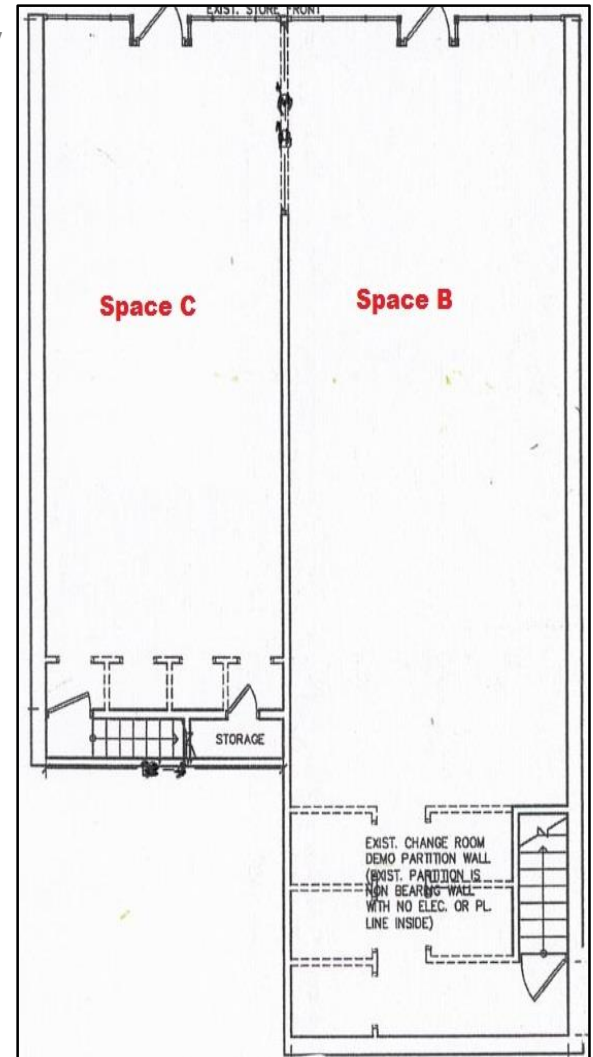
# UWS – Prime Broadway Retail

## 2603 Broadway

Between 98<sup>th</sup> & 99<sup>th</sup> Street

<i>Neighborhood</i>	Upper West Side
<i>Approximate Size</i>	Store B – 1,280 sf (Ground) + Full Basement Store C – 875 sf (Ground) + Full Basement
<i>Frontage</i>	40 feet of Exceptional Frontage on Broadway
<i>Currently</i>	Variazioni
<i>Rent</i>	Store B - <del>\$19,500</del> <b>18,000</b> Monthly Store C - <del>\$14,500</del> <b>13,500</b> Monthly
<i>Features</i>	Totally renovated with major improvements High ceilings on Ground and Cellar levels
<i>Possession</i>	Arranged
<i>Neighbors</i>	CHASE, Radio Shack, Westside Market
<i>Transportation</i>	96 <sup>th</sup> St: <b>1 2 3 B C</b>

### Floor Plan



For More Information Contact Exclusive Agents:

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