


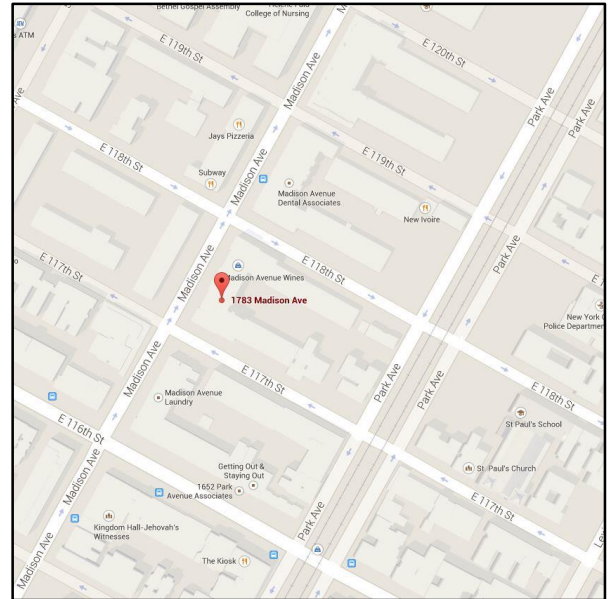


Madison Heights Retail

1783 Madison Avenue

Between 117th & 118th St.

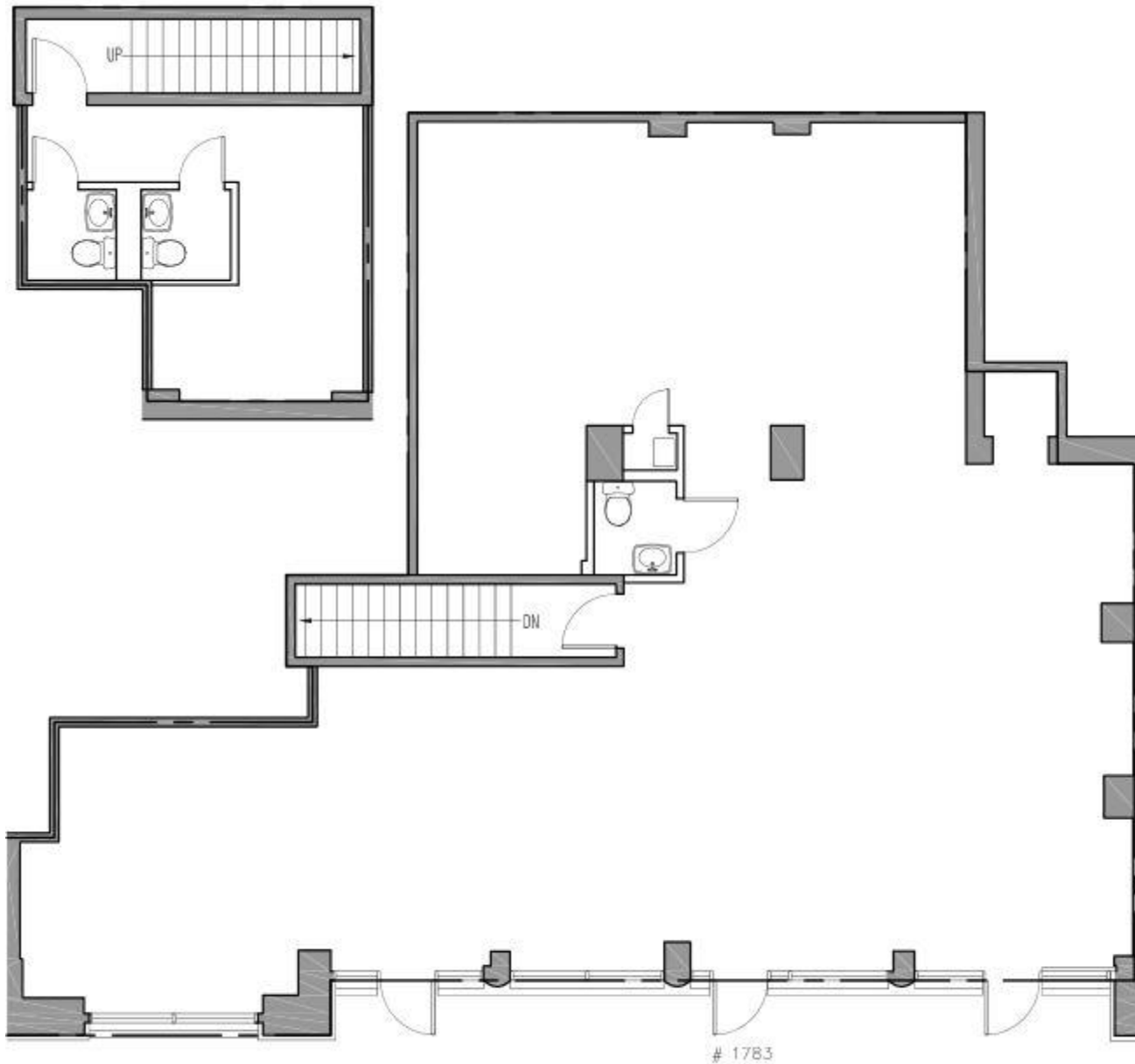
<i>Neighborhood</i>	Madison Heights/E. Harlem
<i>Approximate Size</i>	2,200 SF + 400 SF Basement
<i>Approximate Frontage</i>	~35 Feet on Madison Ave.
<i>Rent</i>	\$9,000/Month
<i>Features</i>	High Interior ceilings Clean installation HVAC & Restrooms in place **Easily Divisible for multiple uses
<i>Uses</i>	All uses considered Ideal for: Medical, Child Care, School, Fitness
<i>Possession</i>	Immediate
<i>Transportation</i>	116 th St:   



For More Information Contact Exclusive Agents:

Eric Fisher • efisher@walkermalloy.com • 212.712.6199 • 914.393.5564
Gary Schwartzman • gschwartzman@walkermalloy.com • 212.712.6183 • 917.301.2049

Floor Plan (Cellar inset)



MADISON AVENUE

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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.