

## AVAILABLE

### Space Facts

<i>Space Address</i>	4476 Broadway @ 191 <sup>st</sup> Street
<i>Neighborhood</i>	Washington Heights
<i>Approximate Size</i>	2,400 sf, no basement
<i>Approximate Frontage</i>	24 feet
<i>OK Uses</i>	All Uses Considered, including bars and fast food
<i>Formerly</i>	Bakery / Cafe
<i>Rent</i>	\$8,333 monthly

### Note

Excellent frontage, high ceilings, new HVAC  
Fully vented, cooking hood, lines, etc in place  
Single story 'tax payer' building  
Near ❶ subway entrance  
Available immediately

### Contact

Rafe B. Evans

212-712-6186



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.

