

**RETAIL SPACE**  
**Cooking OK**



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**SPACE**  
Ground: 1,600 SF  
Basement: 800 SF

**NEIGHBORS**  
Edible Arrangements, One block from 1,100 unit dormitory, community center, large residential buildings.

**FRONTAGE** 26 Feet on 3rd Ave

**RENT** Upon Request

**TERM** Long-term

**COMMENTS** High visibility corner location. Ideal for Restaurants, pharmacies, gourmet delis, bagels. One block from new 1100 unit Dormitory on 98th and 3rd. One Block from Metropolitan Hospital (99th/2nd) ; close to MT Sinai Medical (98th / Madison)

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