

# 73 WEST 83RD STREET

## Prime Upper West Side Retail Opportunity



<b>SIZE</b>	<b>~800 SF</b>	<b>FRONTAGE</b>	<b>10 FT</b>
<b>ASKING RENT</b>	<b>\$10,000 / Month</b>	<b>USE</b>	<b>Turnkey Pet Grooming / Retail</b>

Positioned on a prime Upper West Side block, this retail space offers an exceptional opportunity for a turnkey pet grooming or service-oriented business. The premises feature existing plumbing, electrical infrastructure, HVAC systems, and a functional layout suitable for immediate occupancy. Surrounded by dense residential population, strong discretionary income demographics, and consistent neighborhood foot traffic. Steps from Central Park and major transportation corridors.

### EXCLUSIVE LEASING CONTACT

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*All information is deemed reliable but not guaranteed. Square footage is approximate and subject to verification. No representations are made as to the condition or suitability of the premises. Prospective tenants are advised to conduct their own independent due diligence.*