

GROUND-FLOOR RETAIL · VENTED WITH GAS

# 249 EAST 116TH STREET

East Harlem · Between Second &amp; Third Avenue · New York, NY 10029



| SIZE      | LEVEL        | FRONTAGE | ASKING RENT | POSSESSION  |
|-----------|--------------|----------|-------------|-------------|
| ±1,500 SF | Ground Floor | ±12 FT   | \$52 PSF    | Jan 1, 2027 |

## THE OPPORTUNITY

Approximately 1,500 SF of ground-floor retail on East 116th Street, the main commercial spine of East Harlem. The space is fully vented with gas in place, making it a direct fit for food and beverage without the cost and delay of running new infrastructure.

Twelve feet of clear frontage on 116th Street puts the storefront in front of steady all-day pedestrian traffic, one block from the 6 train at 116th Street and surrounded by dense residential blocks that feed the corridor morning through night.

## HIGHLIGHTS

- ◆ Fully vented with gas service in place
- ◆ ±12 FT of frontage on East 116th Street
- ◆ Ideal for food & beverage, bakery, grocery or quick-service
- ◆ Ground-floor entry with glass storefront and signage band
- ◆ One block from the 6 train at 116th Street
- ◆ Dense residential base with strong daytime and evening traffic
- ◆ Possession January 1, 2027 · flexible term for the right operator

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