

# 2281 FIRST AVENUE

BETWEEN 117TH & 118TH STREETS | HARLEM



**JAVIER JR. BIKE SHOP**  
MAINTENANCE - SERVICE - PARTS  
929.699.4504

SPACE A

2281

RESIDENTIAL & COMMERCIAL CONTRACTORS  
• Plumbing & Electrical Contractors  
• Consultants to Coordinate with

SPACE

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**SPACE A:** 425 SF Ground Floor (approx.)

**SPACE B:** 425 SF Ground Floor (approx.)

**FRONTAGE:** A: 10' | B: 9'

**CEILING HEIGHT:** A: 9' | B: 11'

**POSSESSION:** Immediate

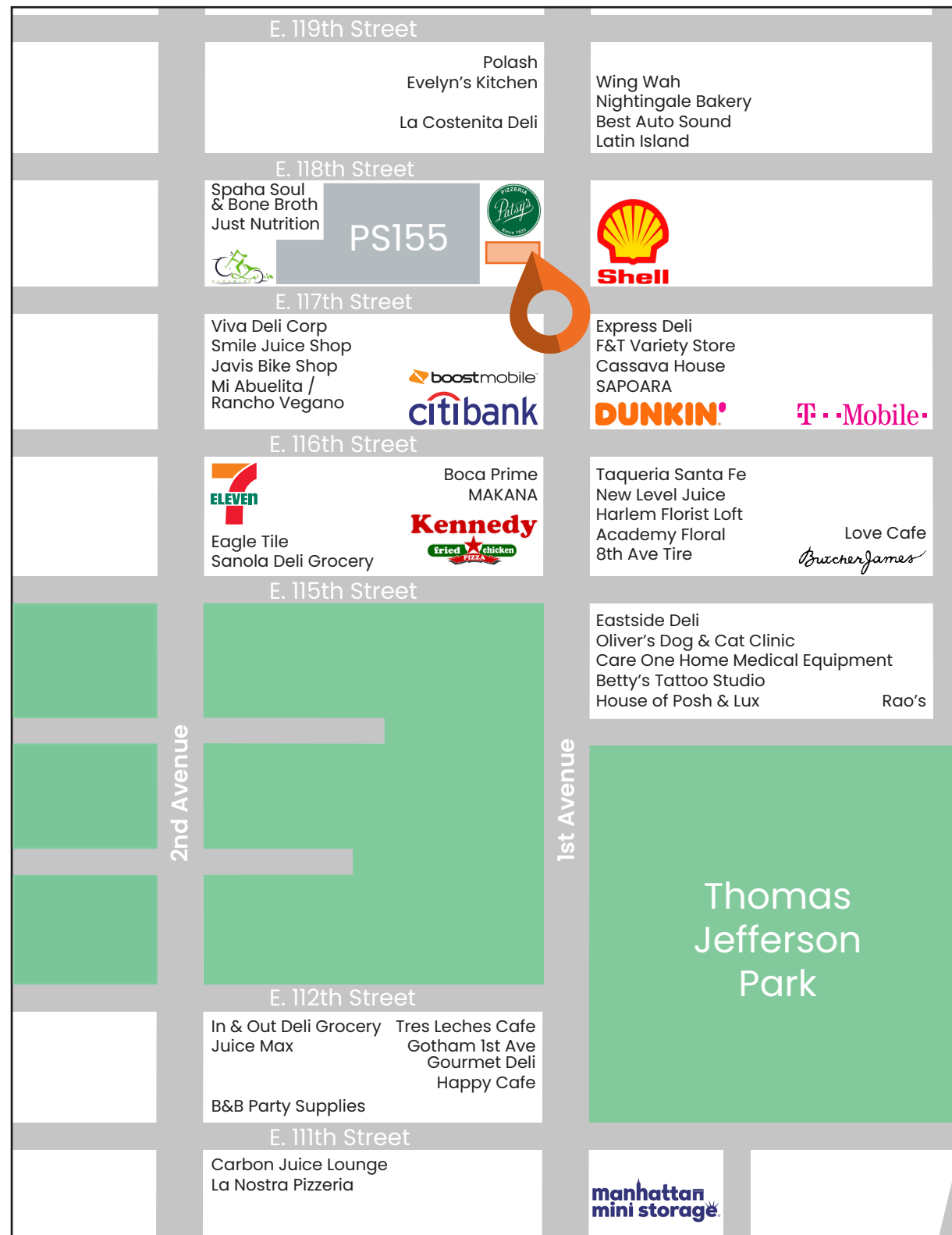
**TRANSPORTATION:** 

## HIGHLIGHTS:

- Dense residential neighborhood
- Great exposure on 1st Avenue
- Open layout
- Adjacent space recently leased
- Across from M15 bus stop for easy accessibility
- Great for professional/office use including:  
*Boutique, Multi-Service, Mobile, Spa, Cafe/Bakery, Service Related Business*
- Neighboring Tenants include: *Patsy's Pizza, Dunkin', Citibank, Shell, Juice Bar, Laundromat, PS 155*



All information supplied in this marketing presentation and/or flyer is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of listings from sale/lease and to any listing condition. Any square footage, dimensions, floor plans and/or technical data set forth are approximations and are subject to further elaboration/confirmation.



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INTERIORS:  
SPACE A



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INTERIORS:  
SPACE B



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FOR MORE INFORMATION,  
PLEASE CONTACT:

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