

FITNESS/MEDICAL/RESTAURANT PERMITTED/ STREET RETAIL

1765 FIRST AVENUE

Northwest corner of First Avenue and East 91st Street

UPPER EAST SIDE

MANHATTAN | NEW YORK

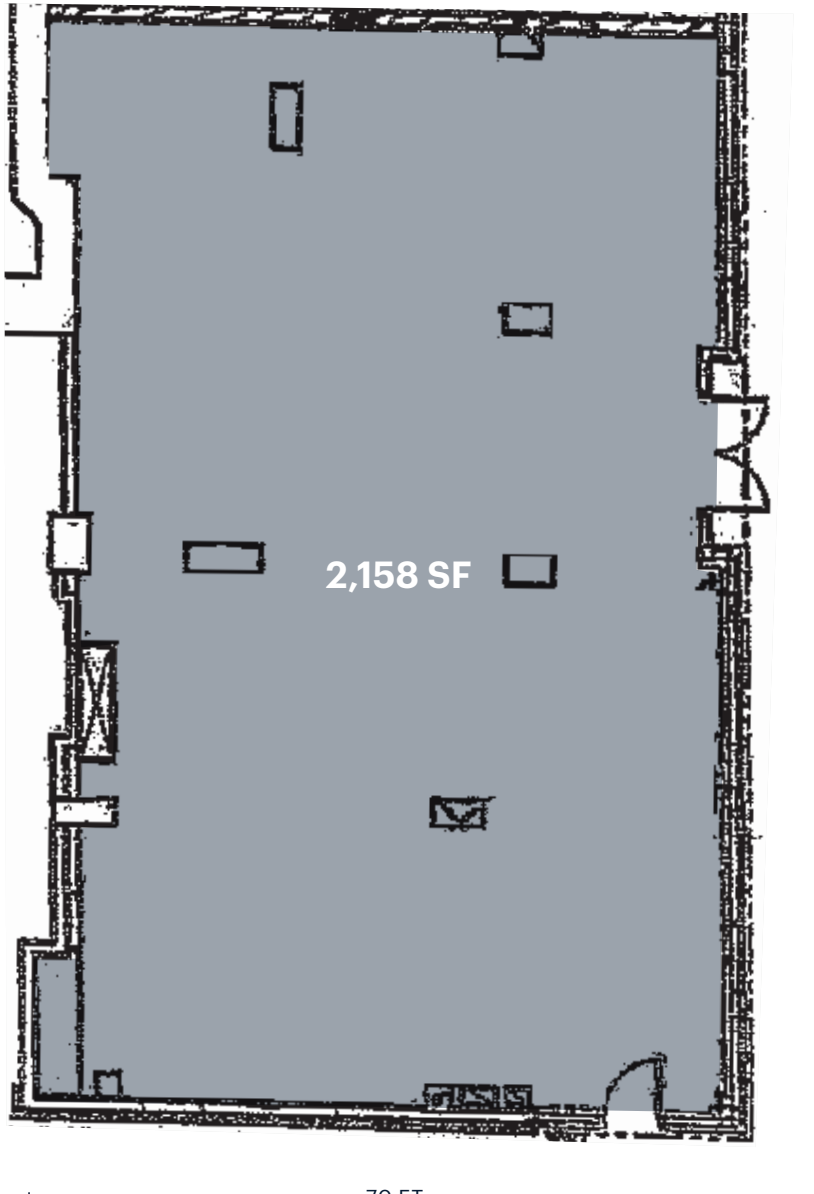
2,158 SF

Partial storage in
basement available



SPACE DETAILS

GROUND FLOOR



2,158 SF

70 FT

EAST 91ST STREET

FIRST AVENUE

LOCATION

Northwest corner of First Avenue and East 91st Street

SIZE

Ground Floor 2,158 SF
(Partial storage in basement available)

FRONTAGE

70 FT of wraparound frontage

CEILING HEIGHTS

18 FT to slab, 12 FT to existing drop

STATUS

Formerly Sherwin Williams

TERM

10-15 years

RENT

Upon request

NEIGHBORS

Citibank, Eastside Cellars, Pio Pio, NuCare Pharmacy, Prime Gourmet, ASPCA, and Starbucks

COMMENTS

Restroom and HVAC in place
Opportunity to purchase long term master lease
Excellent opportunity for financial services, fitness, medical, family friendly business, pet store, vet clinic
Open to quality food operators
Potential opportunity for additional ground floor space
No dispensaries

TRANSPORTATION

2022 Ridership Report

86th Street

Annual	4,881,132	
Weekday	14,915	
Weekend	20,095	

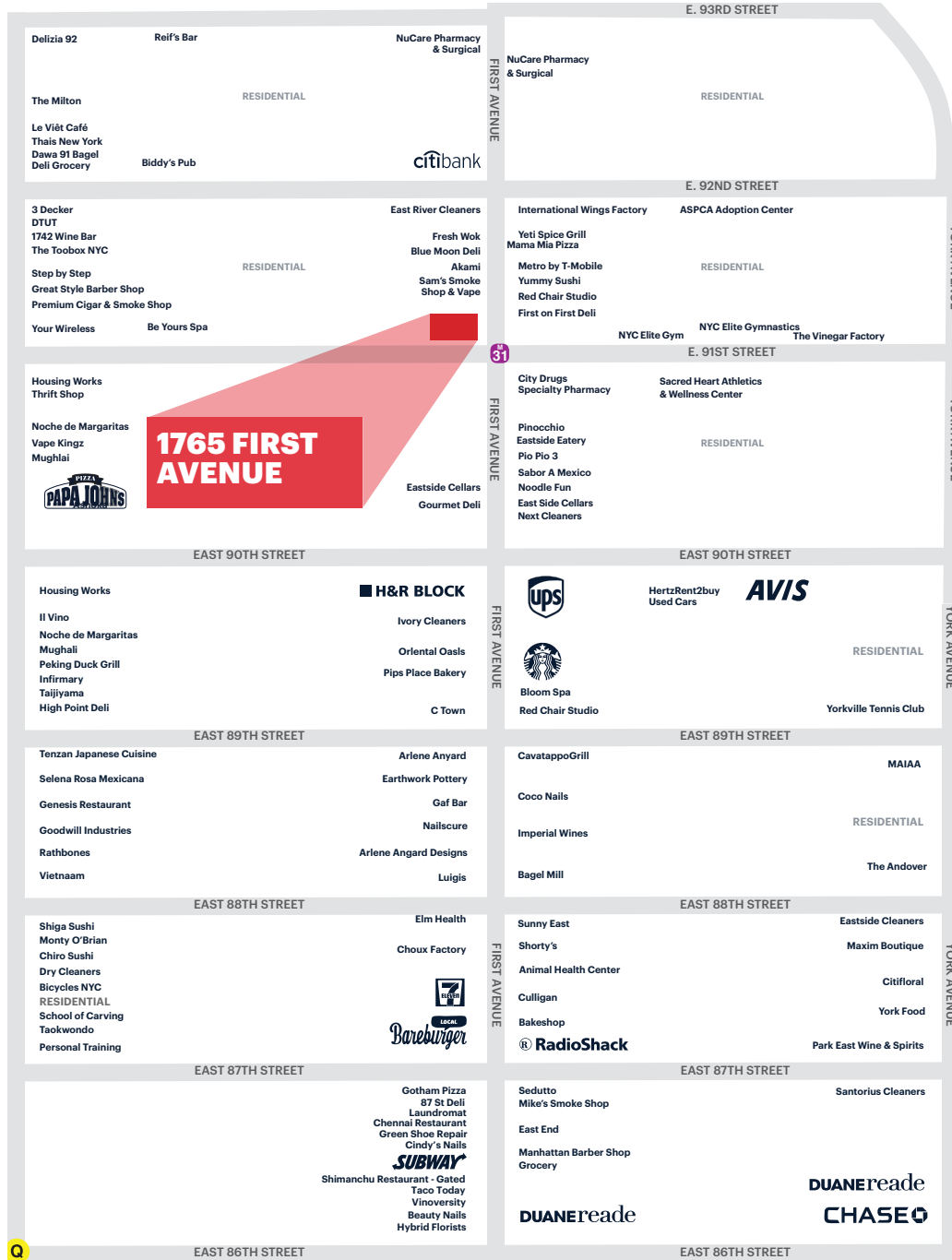
First Av/East 91st St

Annual	2,030,247	
Weekday	6,652	
Weekend	6,242	

INTERIOR PHOTOS



AREA RETAIL



CONTACT EXCLUSIVE AGENT

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Coming Soon