

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

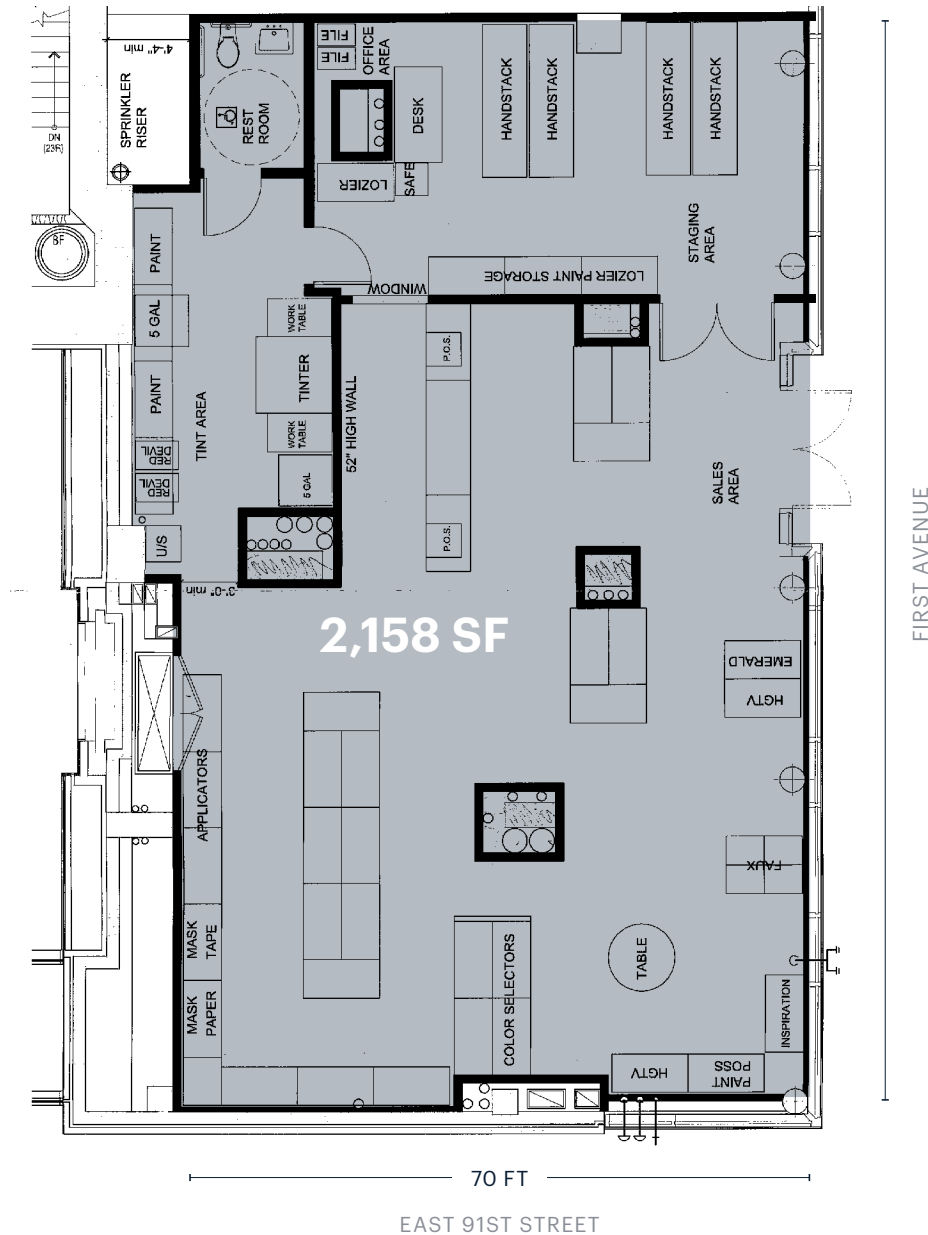
Partial storage in
basement available



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SPACE DETAILS

GROUND FLOOR



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

2023 Ridership Report

86th Street

Annual 5,443,029 
Weekday 16,639
Weekend 22,534

First Av/East 91st St

Annual 2,320,026 
Weekday 7,571
Weekend 7,352

INTERIOR PHOTOS



AREA RETAIL



CONTACT EXCLUSIVE AGENT

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REAL ESTATE

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Please visit us at ripcony.com for more information

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