



755 ST. NICHOLAS AVENUE HARLEM, NYC

The Corner of St. Nicholas Avenue & 148th Street

APPROXIMATE SIZE
800 SF

ASKING PRICE
\$5,550

OCCUPANCY
Immediate

TRANSPORTATION
A C B D

TERM
Negotiable

COMMENTS:

- 800 SF of boutique retail space featuring an intimate, efficiently scaled footprint
- Prime corner positioning offering strong visibility and natural light
- Highly accessible location suitable for experiential retail, wellness concepts, studio use, specialty retail, QSR, café, bakery, wine shop, or other curated concepts
- Existing contemporary buildout from prior tenancy; delivered in clean condition and ready for customization by a new tenant
- Situated within a dense, residential, neighborhood-driven enclave with strong community identity
- Consistent daily foot traffic supported by established local clientele
- Directly across from a grocery store, high-end laundromat, and comedy club

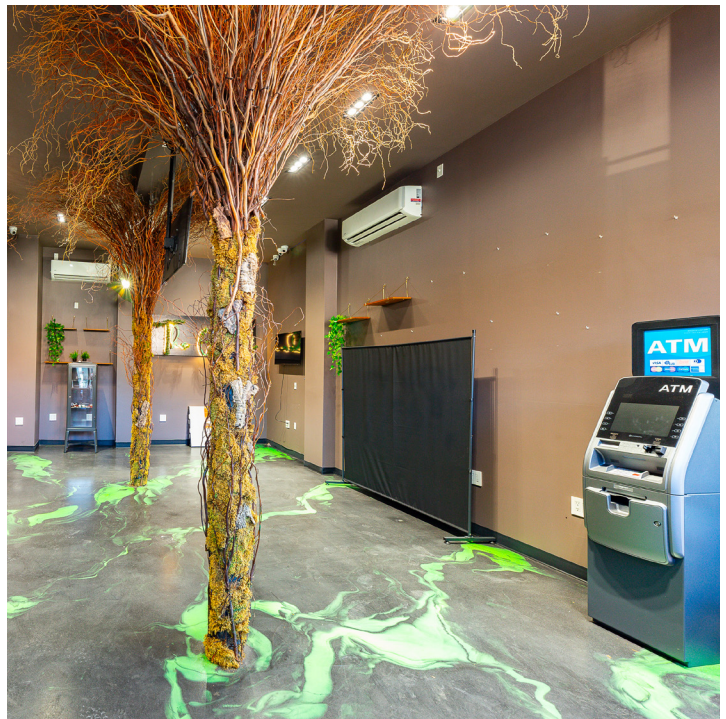
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INTERIOR PHOTOS



755 ST NICHOLAS AVE HARLEM, NYC

RETAIL SPACE FOR LEASE

NEIGHBORS



45 Broadway
29th Floor
New York, NY 10006
718.360.8801

IPRG
RETAIL LEASING

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