

17 W. 125TH STREET

HARLEM



## FEATURES

<b>TOTAL SF</b>	1,750 SF
<b>GROUND FLOOR:</b>	1,750 SF
• SPACE F	1,450 SF
• SPACE G	300 SF

<b>FRONTAGE</b>	24'
W. 125TH ST	15'
• SPACE F	9'
• SPACE G	

### HIGHLIGHTS

- TYPE: RETAIL
- TOTAL SF: 1,750SF
- MARKET: HARLEM
- 18' CEILING HEIGHT
- STORAGE SPACE AVAILABLE

## ABOUT THIS PROPERTY

**UNPARALLELED LOCATION:** 17 W. 125th St. is located between Fifth and Lenox Avenues in Central Harlem, a thriving area of Upper Manhattan that is poised for additional residential and retail growth.

**DYNAMIC LAYOUT:** The five-story pre-war elevator building is comprised of 50 rental units including 32 one-bedroom apartments, 14 two-bedroom units, and 3 three-bedroom residences. The property also features 1,750 square feet of retail space with 18-foot ceilings, and 24' of frontage along 125th Street.

**ABOUT THE NEIGHBORHOOD:** The 125th Street corridor is undergoing significant redevelopment and growth, fueled in part by the \$7 billion, 17-acre expansion of Columbia University to the west. A Whole Foods Grocery is located one block away from 17 W. 125th St., with a new Bed, Bath & Beyond and WeWork space directly adjacent to the property. The building is also near several other national retailers as well as popular dining, cultural and entertainment attractions, and just steps from public transportation including the Lenox Avenue 2/3 subway station.

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**HARLEM**



**W. 125TH ST**

**GROUND FLOOR**

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