



## 2260 WASHINGTON AVENUE

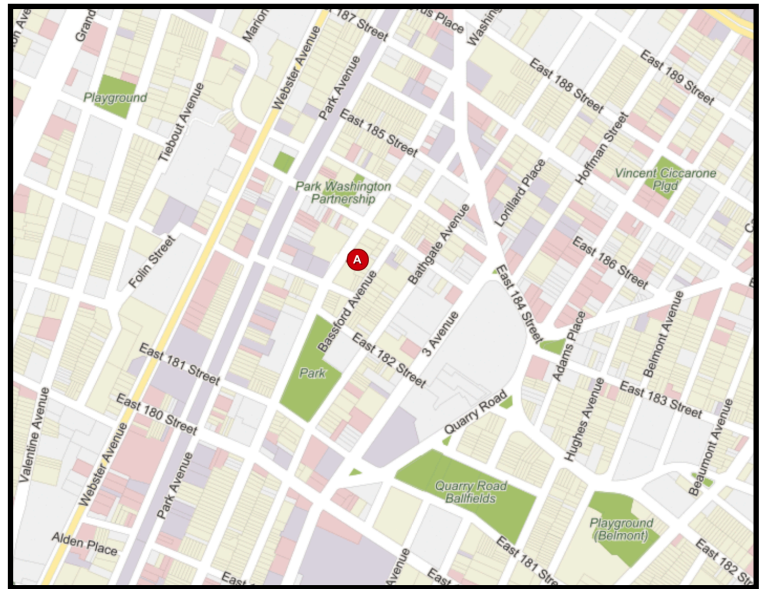
LOCATED BETWEEN EAST ONE EIGHTY THIRD STREET AND EAST ONE EIGHTY SECOND STREET

- 1500 SF retail on Washington Avenue
- Front space has 696 SF and the back space has 306 SF
- Approximately 15 feet of frontage
- Heavy foot traffic + great exposure
- Located on a bustling avenue in Belmont
- Vintage building built in 1927
- Storefront windows bring natural light and visibility
- Private restroom
- Can be set up as a deli / grocery store
- All uses considered
- A short walk to B, D, and 4 trains
- Easy street parking
- Lease terms negotiable
- Available Immediately

LICENSED BROKER & PRINCIPAL  
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**\$2,395/MONTH**



**1500 SF RETAIL SPACE • BELMONT AREA OF THE BRONX**