

Retail space in the heart of PELHAM BAY, BRONX

1705 CROSBY AVENUE



SIZE

GROUND: Approx. 2,200 sf
BASEMENT: Approx. 1,500 sf

RENTAL

Available upon request

FRONTAGE

Approximately 40 feet

CEILING

Approximately 10 feet

POSSESSION

Immediate

COMMENTS

Located on the corner of CROSBY AVENUE and ROBERTS AVENUE
Neighbors include CINGULAR WIRELESS, ECKERD/RITE AID,
RIDGWOOD SAVINGS BANK

Great for a Bank, Restaurant, Fast-Food, Pharmacy, Clothing
Store, Convenience Store, Diner

Long-term lease

Restrooms in space

Subways nearby: A, C, E, 1

FOR FURTHER INFORMATION, PLEASE CONTACT:

Richard Du
Chairman, CEO
212.505.6300 x235
rdu@dumann.com

DUMANN Realty, LLC

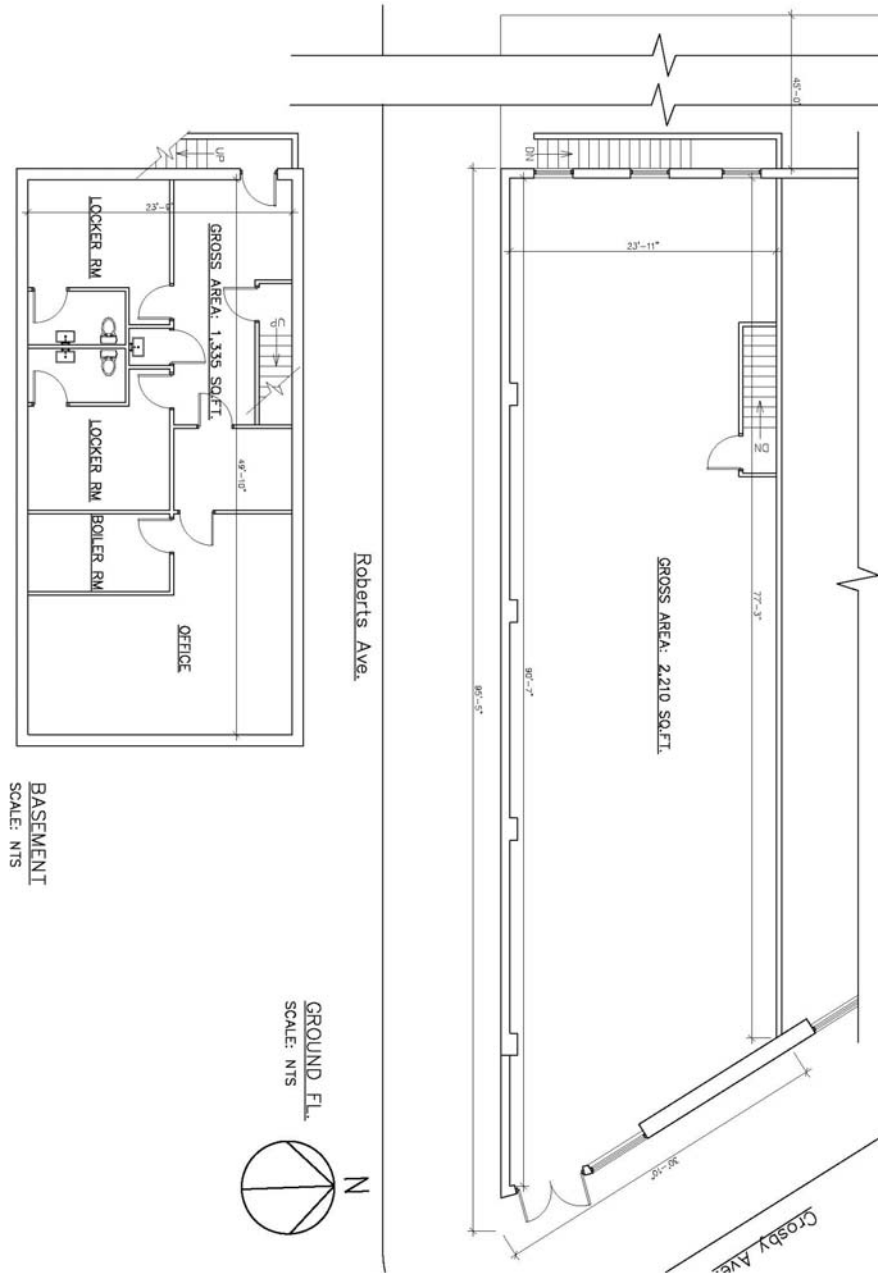
235 West 23rd Street / 5th Floor / New York NY 10011
T 212.505.6300 / F 212.505.6444 / www.dumann.com

Procuring broker shall not be entitled to a commission even upon producing a ready, willing, and able purchaser or lessee or as the procuring cause of the transaction. Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal, when, as and if received by us and only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing, is from sources deemed reliable such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

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FLOORPLAN



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LEASING OPTIONS

Possibilities for vacant 45x55 lot:

- Parking lot
- Drive thru
- Extension of building
- New development of up to 8 stories, totaling 20,000 sf

IDEAL USES

- Drive thru bank
- Drive thru food
- Medical facilities
- Café
- High end food user



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