

# 1011 WASHINGTON AVE BRONX



**1,750 SQ FT FOR LEASE  
ASKING RENT \$30 PSF**



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# Retail / Office Space For Lease

1,754 Sq Ft Store

34' Frontage

Raw Space

Great For Non-Profit Offices

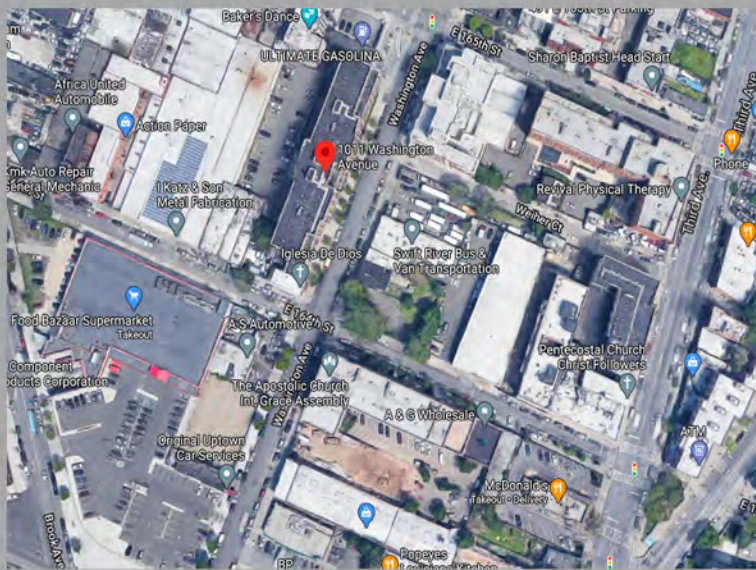
Only 1 Column

Ground Floor of 136 Unit Apartment Building

Built in 2004

New Housing All Around the Site

New Apartments Being Built Across the Street and Next Door



## LOCATION

Morrisania Section of the Bronx

Between Washington Ave & Third Ave

.9 Miles to 5/2 Trains At 149th St (HUB)

1 Mile to B/D/4 Trains At Yankee Stadium

Close To Bus Stop BX 15/BX21/BX41

.4 Mile to Metro NorthStop (Melrose-Harlem Line)

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The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy but we do not guarantee the accuracy of any information provided herein. As an example, all zoning information, buildable footage estimates and indicated uses must be independently verified.