

RAFE B. EVANS
Vice President

PRIME CORNER RETAIL

Space Facts

<i>Space Address</i>	454 Columbus Avenue, SW Corner of 82nd Street
<i>Neighborhood</i>	Upper West Side
<i>Approximate Size</i>	1,350 sf + full basement
<i>Approximate Frontage</i>	25 feet on Columbus Ave, 50 feet on W. 82 nd Street
<i>OK Uses</i>	No cooking, please
<i>Formerly</i>	Pondicherry Boutique, available 8/1/07
<i>Rent</i>	\$22,500 monthly

Note

- Lovely signature storefront
- Downtown corner on downtown avenue
- Mix of shopping, dining, residential and tourist

Contact

Rafe B. Evans

212-712-6186



ALL INFORMATION IS SUBJECT TO, ERRORS, OMISSIONS, CHANGE, OR WITHDRAWAL WITHOUT NOTICE. Dimensions are approximate. One half of a commission is payable in accordance with our rate schedule to procuring broker executing our brokerage agreement, provided that a lease is fully consummated as described in said agreement. Our commission rate schedule is available upon request.

101 West 70th Street • New York, NY 10023 • 212 712.6186
Cell 917 701.4059 • Fax 212 724-6386 • rafeevans@walkermalloy.com

Columbus Food
Columbus Bakery
Ricky's
Kidville
Funky Diner
Purdy Girl
Rays Pizza
Mission Bethel

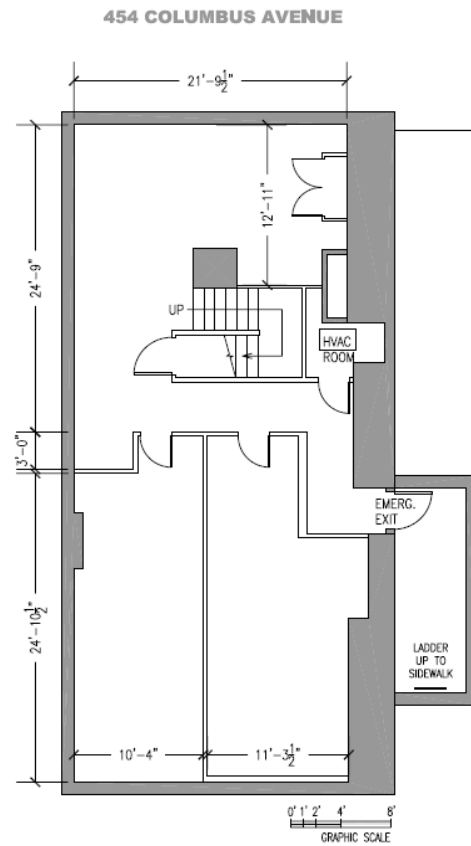
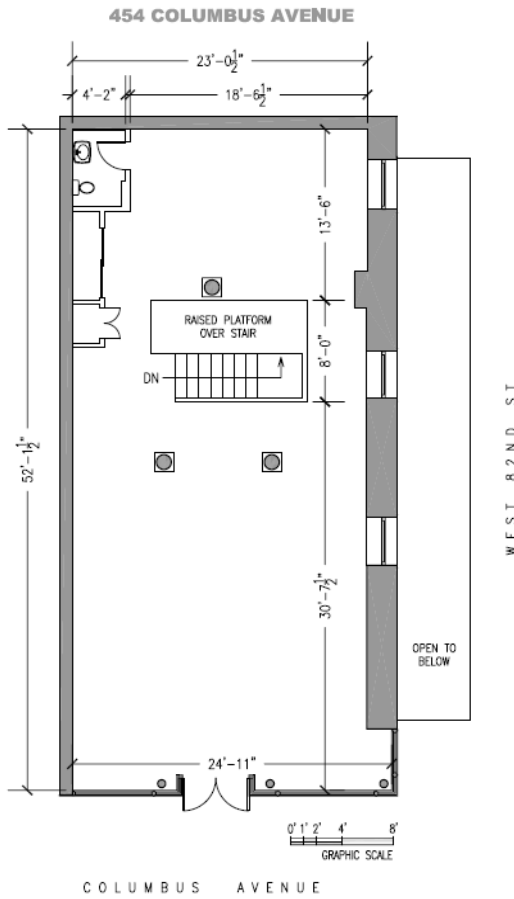
Subway
Mex & Co. Restaurant
Zingone Bros Fruit
Biscuits and Bath
Coming Soon
Citi Habitats
Park West
Vacant

Columbus Avenue →

West 82nd Street →

Rain	AVAILABLE
Canine Ranch	
Sotheby's Real Estate	
Penny Whistle Toys	
Calle Ocho	
Starbucks	
Greenstones Kids Clothing	
Frank Stella	

Manhattan Mailboxes
Schweitzer Linen
Royal Opticians
Maxilla & Mandible
Rose Wines
Quality Florists
Aphrodite Cleaners
Citibank



1 FLOOR PLAN - GROUND FLOOR LEVEL

NOTE: DIMENSION FOR CONVENIENCE VERIFIED IN THE SHOWN ON THIS IN ANY WAY BY

2 FLOOR PLAN - CELLAR LEVEL

NOTE: DIMENSION FOR CONVENIENCE VERIFIED IN THE SHOWN ON THIS IN ANY WAY BY