



As exclusive agents, we are pleased to offer the following retail opportunity:

- SIZE:** Ground Floor: 1,950 SF
Lower Level: 600 SF
- FRONTAGE:** 22 Feet
- POSSESSION:** Immediate
- ASKING RENT:** Upon Request
- COMMENTS:**
- Medical-use only
 - Close proximity to Mount Sinai Hospital
 - Steps from the 96th Street subway stop servicing the (6) line
- NEIGHBORS:** Mount Sinai Hospital, Gourmet Garage, Starbucks, P.S. 198, CVS, New York Public Library

FOR FURTHER INFORMATION PLEASE CONTACT:

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RETAIL

Winick Realty Group LLC– Licensed Real Estate Brokers

655 Third Avenue, 8th Floor, New York, NY 10017 T: 212-792-2600 F: 212-792-2660 www.winick.com

108 East 96th Street

Between Lexington & Park Avenues
New York, NY 10128

NINETY SIXTH STREET

FIFTH AVENUE	
RESIDENTIAL	16
STARBUCKS	16
MADISON AVENUE	
JEROME FLORIST	50
PRESTIGE NAIL SALON	50
RESIDENTIAL	58
NATURALEE CLEANERS	78
PARK AVENUE	
SING'S DELI	96
SANDRA'S & DONATH'S FLORIST	98
MANHATTAN EYEWORKS	100
INTERNATIONAL HAIRCUTTER	100
NAIL TIME	100
MAY'S CLEANERS	100
AVAILABLE MEDICAL SPACE	108
NY PUBLIC LIBRARY	112
RESIDENTIAL	128
RESIDENTIAL	126
ASSOCIATED	126
LEXINGTON AVENUE	
SAMUEL SEABURY PLAYGROUND	
RESIDENTIAL	166
PUBLIC SCHOOL 198	
THIRD AVENUE	

FIFTH AVENUE	
21	RESIDENTIAL
21	PAPYRUS
MADISON AVENUE	
49	3 GUYS RESTAURANT
53	RESIDENTIAL
65	RESIDENTIAL
71	RESIDENTIAL
PARK AVENUE	
	GOURMET GARAGE
113	RESIDENTIAL
115	SR PROFESSIONAL CLEANERS
119	LITTLE LUZZO'S PIZZA
121	RESIDENTIAL
139	SAINT FRANCIS DE SALES CHURCH
141	EXPRESS SHOE REPAIR
141	CANDY & MAGAZINES
141	PERFECT BROWS
141	CUSTOM TAILORS
141	PAPAYA METRO
141	RESIDENTIAL
LEXINGTON AVENUE	
	STARBUCKS
153	RESIDENTIAL
160	RESIDENTIAL
175	THE MONTEREY HEALTH CLUB
175	MONTEREY CLEANERS
175	BOLTON'S
THIRD AVENUE	

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