

# 305 EAST 45<sup>th</sup> STREET

Between First & Second Avenues  
New York, NY 10017



RETAIL

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

- SIZE:** Ground Floor -1,006 Square Feet
- POSSESSION:** Immediate
- FRONTAGE:** 12 Feet
- CEILING HEIGHT:** 11 Feet
- ASKING RENT:** Upon Request
- COMMENTS:**
- Formerly Victor's Cleaners
  - Adjacent to 114-unit apartment building, The Delegate
  - Non-cooking food uses considered
- NEIGHBORS:** United Nations, The Palm, Nino's Positino, Basics Plus, Duane Reade, Ali Baba's Terrace, Aaron School

**FOR FURTHER INFORMATION PLEASE CONTACT:**

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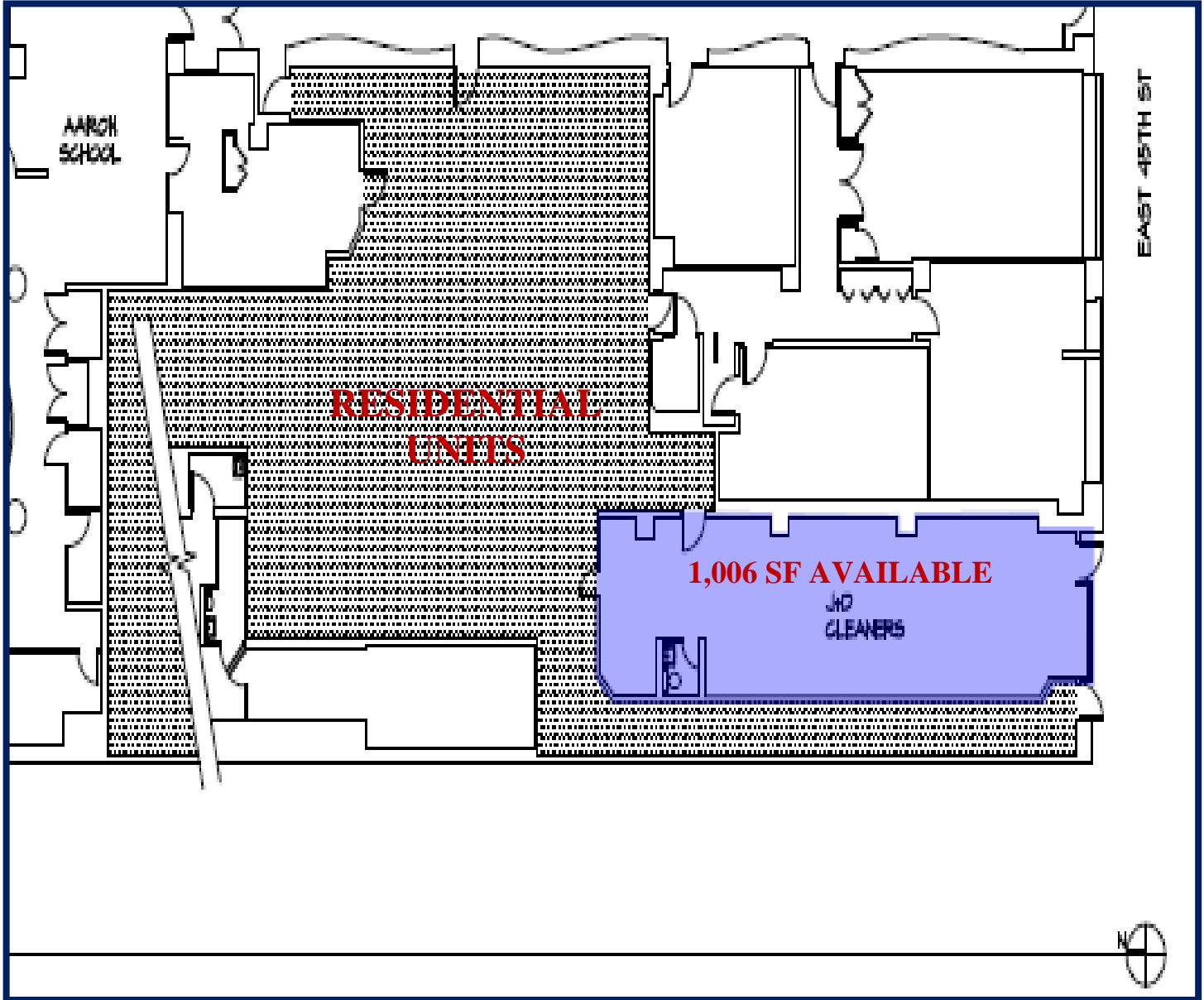
**Winick Realty Group LLC - Licensed Real Estate Brokers**

655 Third Avenue, 8th Floor, New York, NY 10017 T: 212-792-2600 F: 212-792-2660 [www.winick.com](http://www.winick.com)

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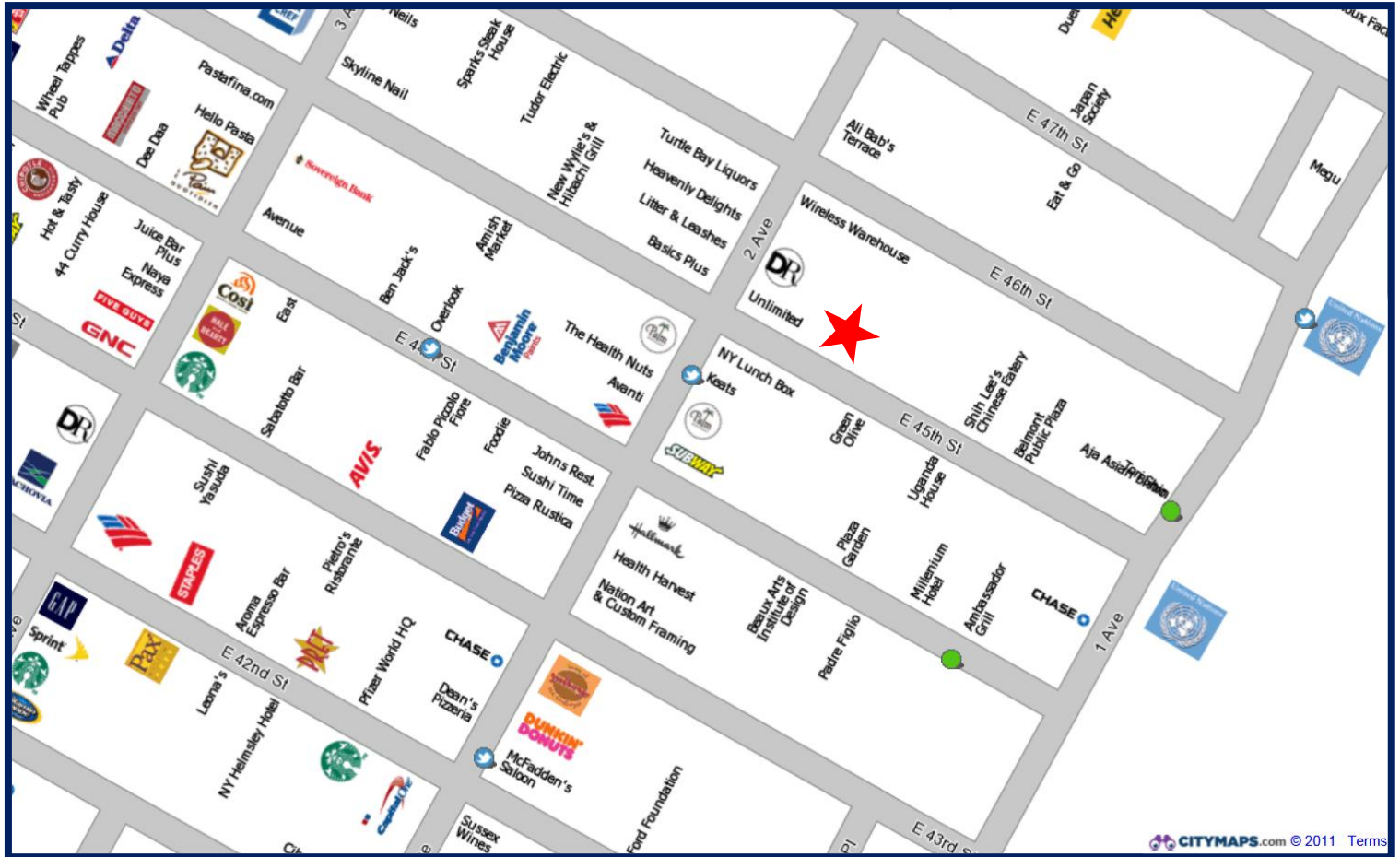
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