

# 32 Clinton Street aka 170 Stanton st

Clinton and Stanton Street

## Commercial Condo For Lease or Sale



### Lower East Side - For Lease or Sale

**SIZE: 1500 ft Ground - 1000 Lower Level**

**FLOOR: Ground + Lower Level w/ C of O**

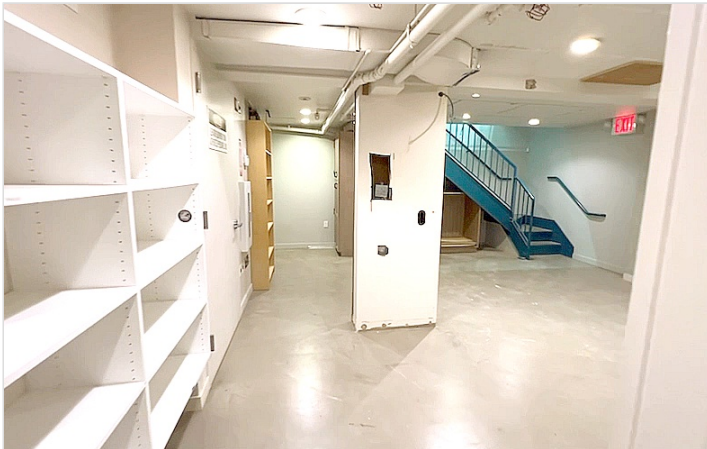
**PRICE: Lease \$15,000 mth / Sale \$2,600,000**

**POSSESSION: Immediate**

**TERM: 3-10 yrs or purchase**

Prime Manhattan Realty is pleased to exclusively present FOR LEASE or FOR SALE the retail condominium located at 32 Clinton Street a.k.a. 170-174 Stanton Street. The  $\pm 102.5$  feet of wraparound frontage on Clinton and Stanton in the Lower East Side offers the opportunity for a well-located retail asset. The Property is divisible between  $\pm 1,500$  SF of above grade space as well as  $\pm 1,000$  SF Lower Level with C of O. The space allows for the creation of two spaces for various uses, allowing an investor to capitalize on a more diverse tenant mix while optimizing the available frontage. Listed rate may not include certain utilities, building services and property expenses;

- Partially Built Out as a Medical Practice or Business Office
- Highly Desirable End Cap Space
- Space is in Excellent Condition
- Central Air Conditioning
- Plug & Play
- Located at the corner of Clinton & Stanton Street
- High Traffic intersection perfect for Retail
- Floor to Ceiling Glass Front Windows
- 102.5' of highly visible Wraparound Frontage
- Accessible Roof Deck
- Partially Built Space



**Jonathan Anapol**  
President  
Prime Manhattan Realty

DIRECT: 212-268-8289

MOBILE: 917-439-4225

E-MAIL: [janapol@primemanhattan.com](mailto:janapol@primemanhattan.com)



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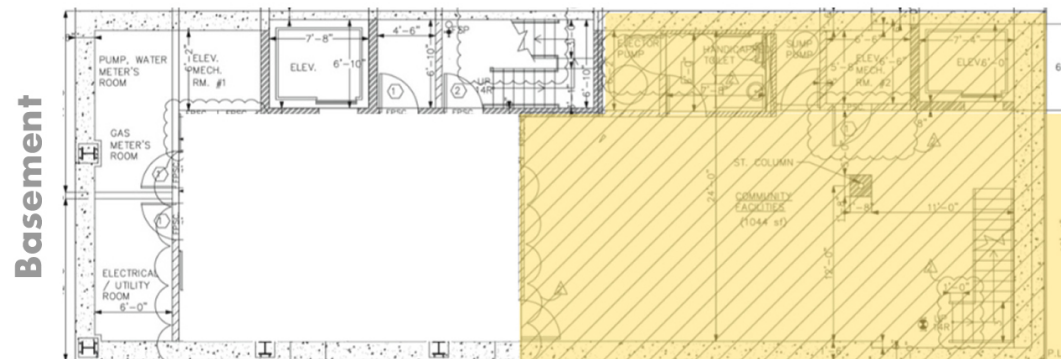
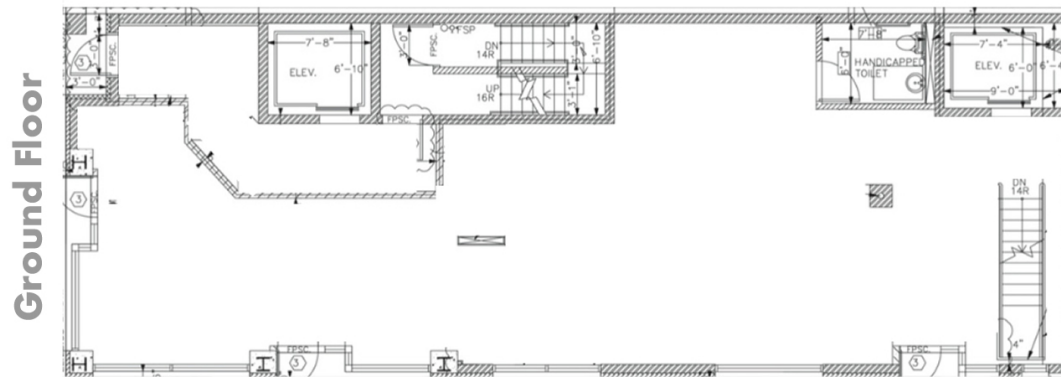


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### 32 Clinton Street Medical Office Condo



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