

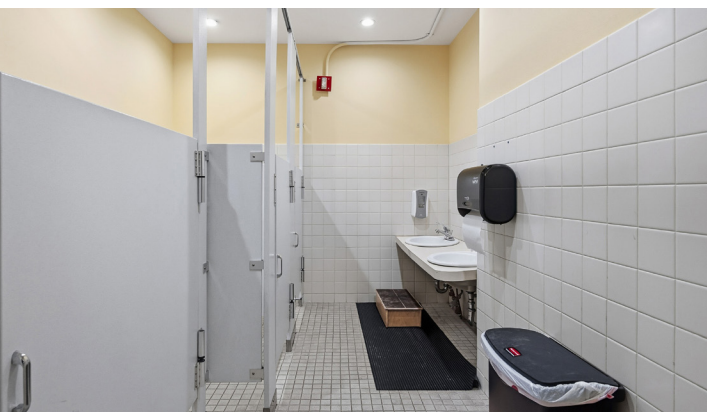
310 West 103rd Street, Ground Floor

8 Classrooms, 2 Offices, 3 Bathrooms | 4,042 SqFt | \$80.16/SF | \$27,000/mo



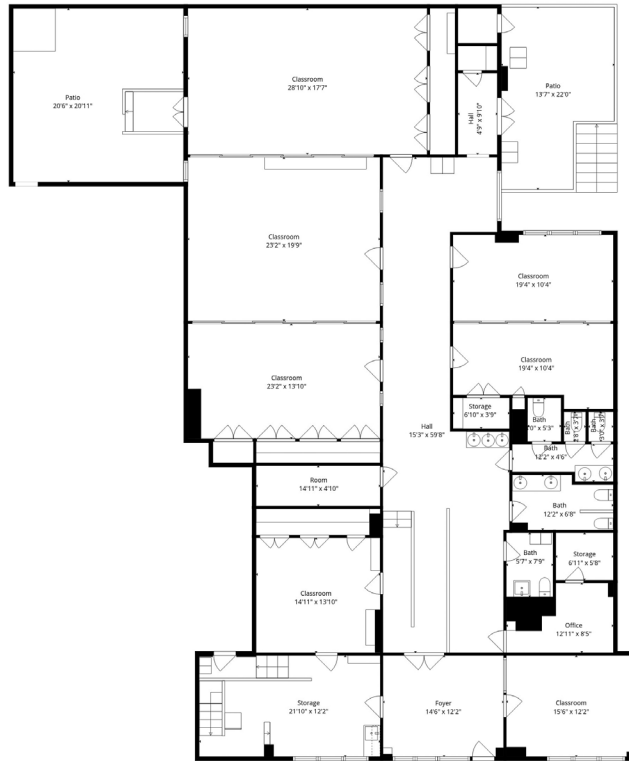
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1st floor: 3711 sq. ft
 EXCLUDED AREAS: STORAGE: 331 sq. ft, PATIO: 689 sq. ft, WALLS: 182 sq. ft
 Approximate Diagram. Not a Survey Or For Construction. Verify.



Number of Units: 73

Number of Stories: 13

Year Built: 1964

Prime Ground-Floor Commercial Space Near Riverside Park

This versatile 4,042 SF ground-floor commercial space, complemented by 689 SF of private outdoor areas, presents an exceptional opportunity for a wide range of community-oriented uses, including preschool/childcare, medical, office, or professional services.

Currently built out as a fully operational preschool, the space features 8 classrooms, 2 private offices, 3 bathrooms, and a large, welcoming entrance area, offering a turnkey layout or a flexible foundation for reconfiguration. Two private outdoor spaces provide added value for safe play, staff use, or additional programming.

The property benefits from excellent street frontage and a dedicated entrance within a well-maintained co-op building. Existing 10-foot ceilings can be further enhanced by removing the drop ceiling, allowing for a brighter, more open environment tailored to modern commercial needs.

Ideally located just moments from Riverside Park, the 1 train, and multiple bus lines, the space offers outstanding convenience and accessibility for both staff and visitors.

A long-term lease is available with asking rent starting at \$80.16/SF (\$27,000 per month).

This is a rare opportunity to secure a spacious, adaptable ground-floor commercial space in one of Manhattan's most desirable neighborhoods.

Transportation

- 1 103rd St 0.12 miles
- 1 Cathedral Parkway-110th St 0.36 miles
- 1 2 3 96th St 0.38 miles
- B C 103rd St 0.54 miles
- B C 96th St 0.6 miles