

March 24, 2011 - By Jotham Sederstrom

SALES IN THE NEWS

Fresh Retail Meat in New Harlem Condo



The Livmor.

Conveniently located just a hop, skip and jump away from Harlem Hospital, the latest in a dizzying array of new luxury condos in Harlem is now offering a pair of ground-floor retail leases that will surely be snatched up quickly.

To be fair, the retail spots for lease at the 12-story **Livmor Condominiums** at **301 West 115th Street** building also sit near a Starbucks, the cushy Aloft Hotel and a handful of other hip new retailers, like Society Coffee, ModSquad Cycles and the artisanal bakery Levain, which expanded from its space on the Upper West Side in February.

The contiguous stores, being offered for lease at **\$50 per square foot** annually, are comprised of a **1,230-square-foot** corner unit and an adjacent space boasting **1,415 square feet**, said **Craig Livingston** of **Livmor Development**, owners of the building. "These stores are truly ground-floor opportunities on what is becoming one of the most exciting retail corridors in Manhattan," said Mr. Livingston, who added that the residential space is 95 percent occupied. – *Jotham Sederstrom*

