



Two Seventy

270

266

70

PLEASE BE A GOOD RESIDENT & KEEP OFF AFTER DARK

266

EAST 78TH

264

ST. PHILIP'S

# 266 EAST 78TH



**7.1M**  
**PEDESTRIANS**  
IN THE PAST YEAR



**4.53**  
**VISIT FREQUENCY**  
IN THE PAST YEAR



**117 MIN**  
**AVG. DWELL TIME**  
IN THE PAST YEAR



**79.5K**  
**PANEL VISITS**  
IN THE PAST YEAR

## PRIME UPPER EAST SIDE LOCATION

This space was previously occupied by Three Little Birds Music which housed structured music, language, and arts activities for children. The ground floor is 1,750 square feet and is currently configured with a reception area, two large classrooms, two bathrooms, a storage and a pantry area. The selling lower level is nearly 1,200 square feet and mostly open with one additional bathroom and a separate pantry.

The space is in mint condition and ideal for schools, medical, and fitness-based classes such as yoga or piliates. Many other uses will be considered.

# 266 EAST 78TH

Platinum



# 266 EAST 78TH FLOORPLANS



## LOWER FLOOR

1,180 SQFT



## GROUND FLOOR

1,750 SQFT | 10' CEILINGS



LOWER FLOOR



GROUND FLOOR

# 266 EAST 78TH FLOORPLANS



## LOWER FLOOR

1,180 SQFT



## GROUND FLOOR

1,750 SQFT | 10' CEILINGS



LOWER FLOOR



GROUND FLOOR



# 266 EAST 78TH

## CONTACT US OUR TEAM



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