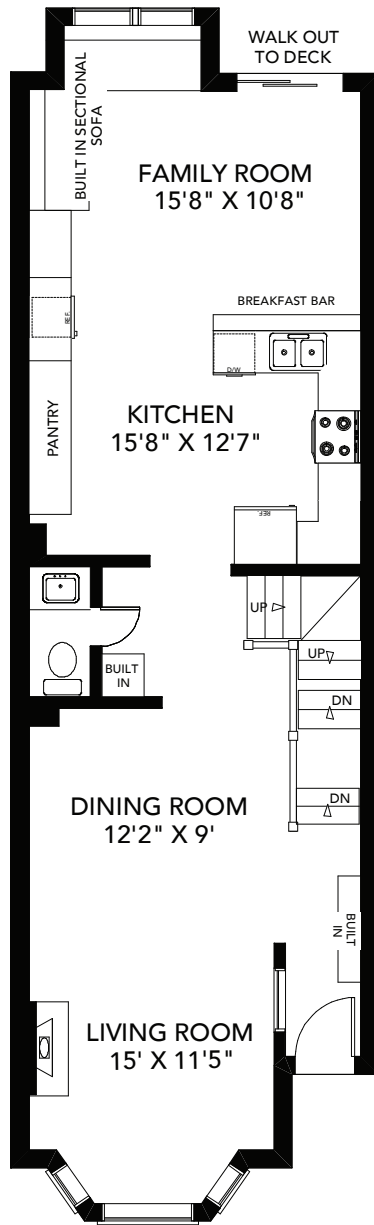


# 45 MORNINGSIDE AVENUE

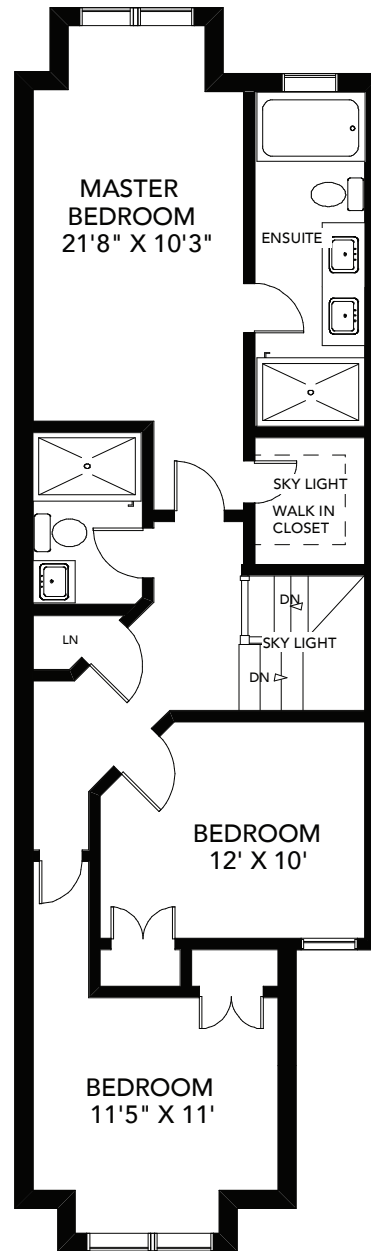
TOTAL APPROXIMATELY 1,800 SQ FT ABOVE GRADE

**BABIAK**  
REAL ESTATE TEAM



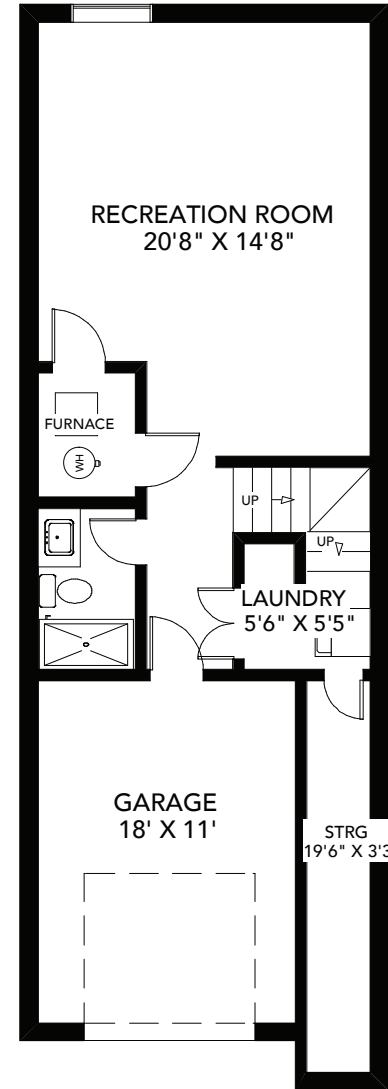
CEILING HT 9'

MAIN FLOOR  
APPROXIMATELY 900 SQ FT



CEILING HT 8'3"

SECOND FLOOR  
APPROXIMATELY 900 SQ FT



CEILING HT 7'6"

LOWER FLOOR  
APPROXIMATELY 630 SQ FT

Note: Measurements & Calculations are approximate. Provided as a guideline only.