COMMERCIAL ACQUISITIONS
REALTY SERVICES



STORE FOR LEASE

178 AVENUE S

GRAVESEND · BROOKLYN NY 11223

LEASING BROCHURE

EXCLUSIVE BROKER
ARSEN ATBASHYAN
917-939-3760
arsen@commercialacq.com

EXECUTIVE SUMMARY

THE SPACE

ADDRESS	178 Avenue S, Brooklyn, NY 11223
NEIGHBORHOOD	Gravesend
CROSS STREETS	Between West 6th St & West 7th St
SIZE	1,800 SF
LAYOUT	6 Private Offices with large front and rear areas, private backyard
IDEAL USES	Office, retail, professional services



ASKING RENT

$4,500/MONTH

1,800 SF
SIZE

GROUND FLOOR
OFFICE/RETAIL

HIGH-TRAFFIC LOCATION
MINUTES FROM KINGS HIGHWAY

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Commercial Acquisitions Inc. has made every effort to obtain the information regarding this listing from sources deemed reliable. However, we cannot warrant the complete accuracy thereof, subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. All financial projections, cap rate estimates, rental income assumptions, and appreciation forecasts contained herein are for illustrative purposes only and do not constitute a guarantee of future performance. Prospective purchasers are advised to independently verify all information of special interest to them, including but not limited to tax abatement status, frontage measurements, zoning compliance, and lease terms. ALL MEASUREMENTS ARE APPROXIMATE.

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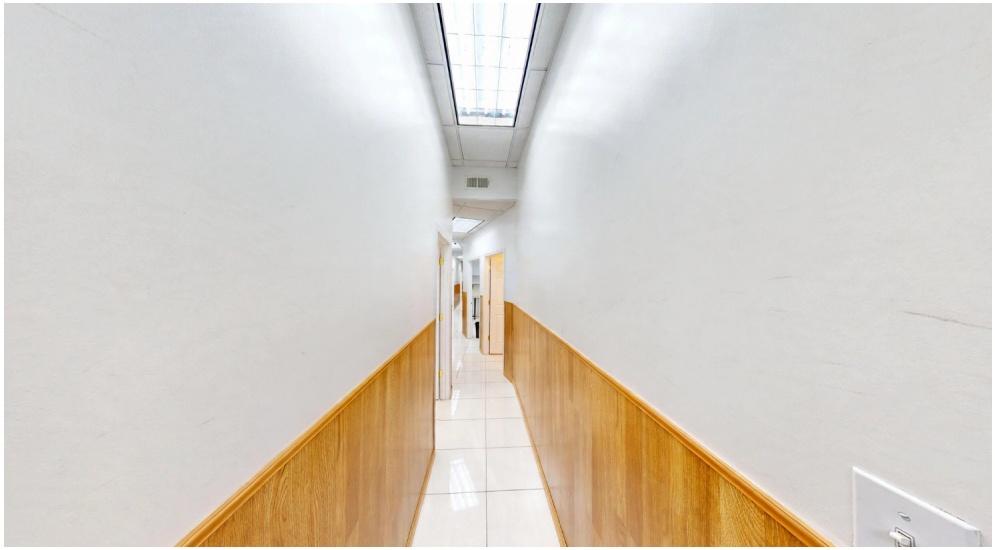
PROPERTY

INTERIOR PHOTOS









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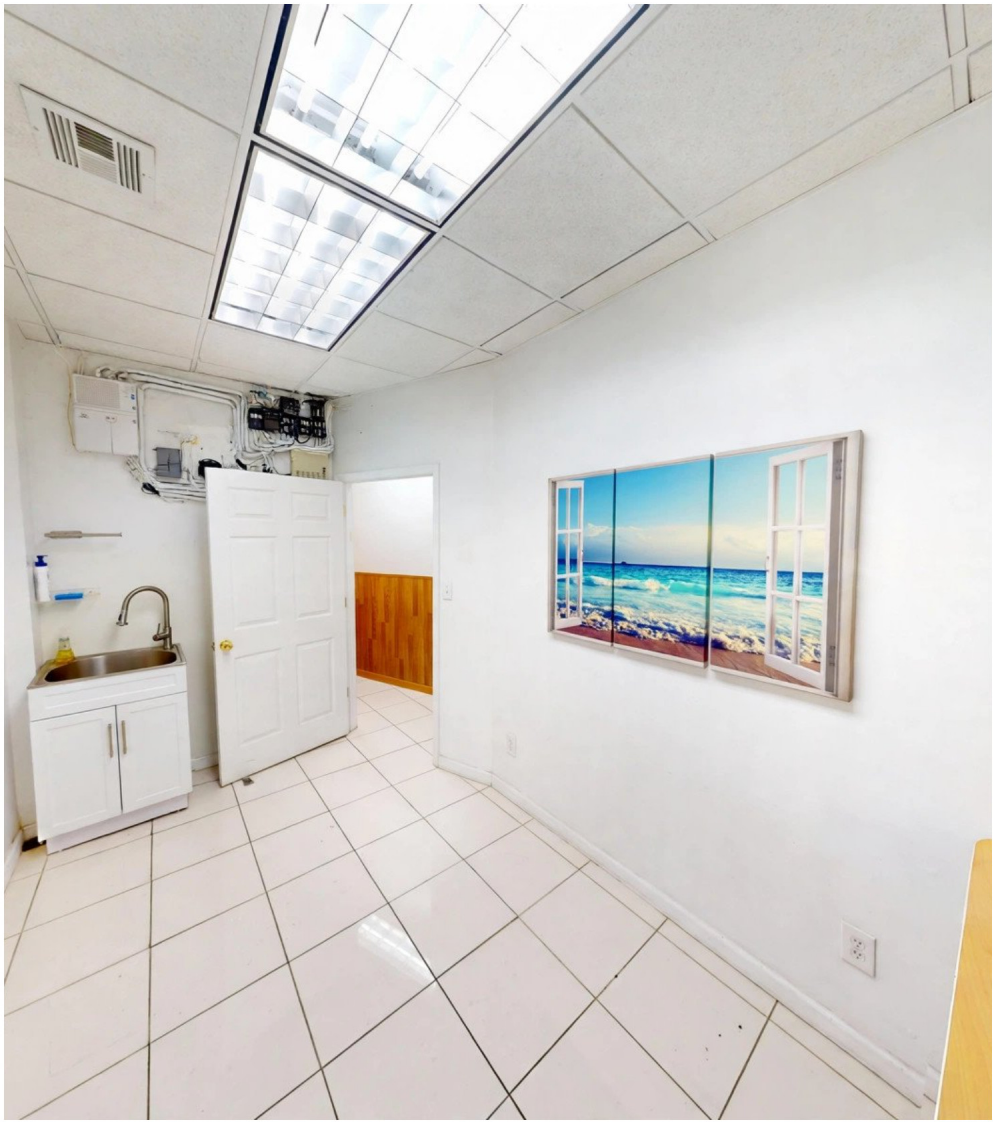



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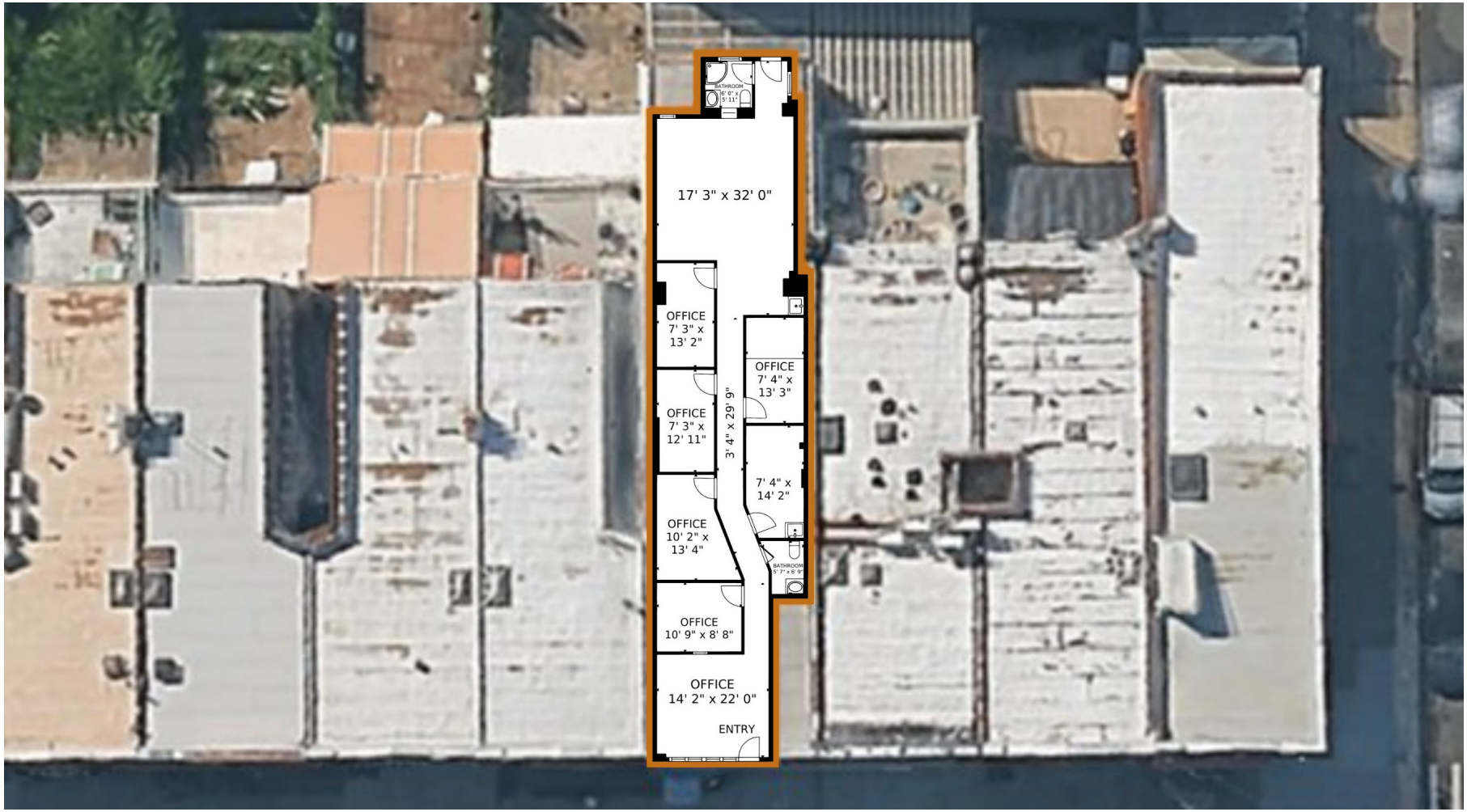
PROPERTY

FLOOR PLAN - 1,800 SF



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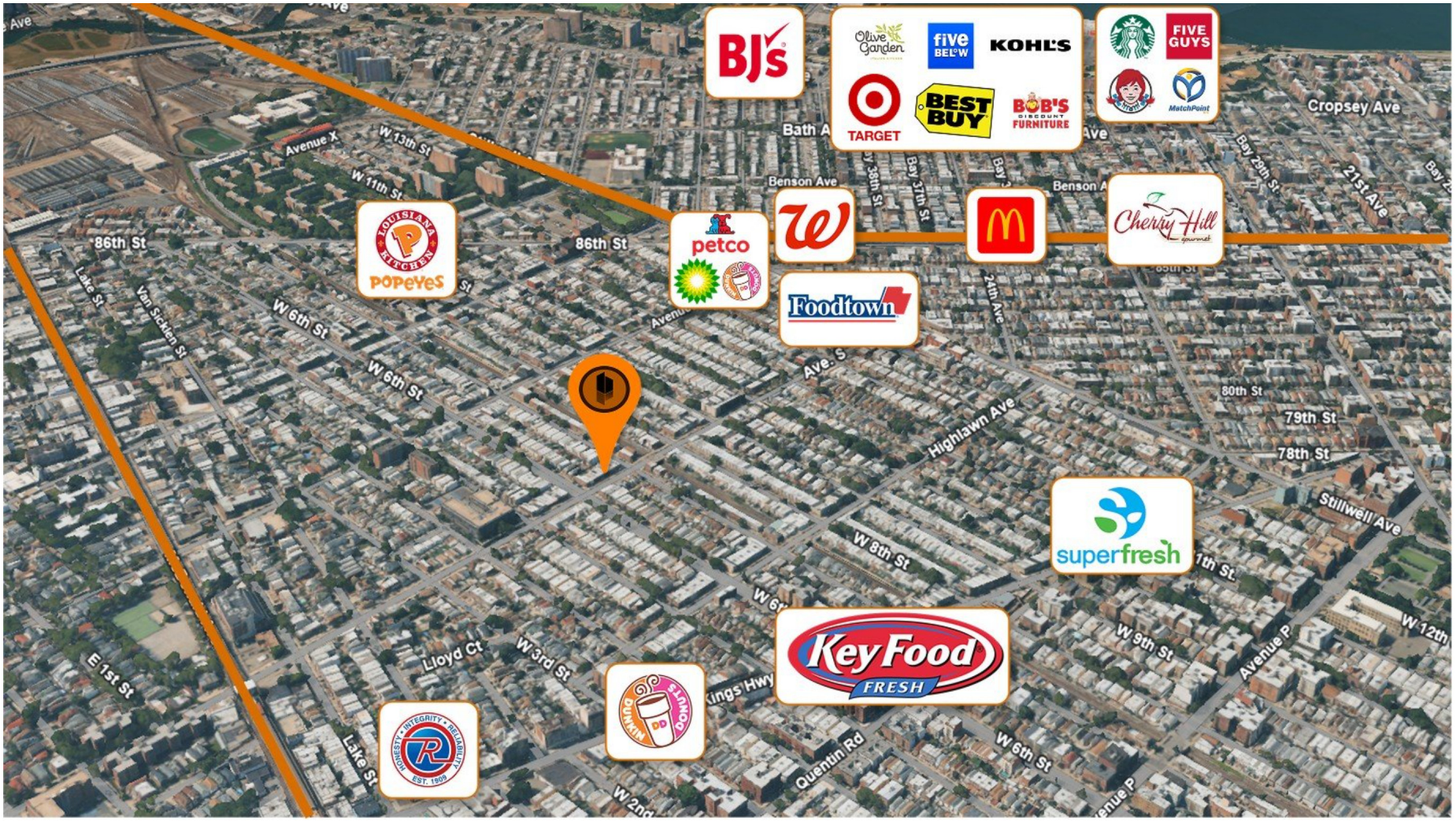
LOCATION

MARKET MAP & SURROUNDING TENANTS

Located between West 6th Street and West 7th Street in Gravesend, the space faces Avenue S, an established, dense residential area, with local shoppers and passing traffic. Minutes away from the Kings Highway commercial corridor and the Belt Parkway.



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