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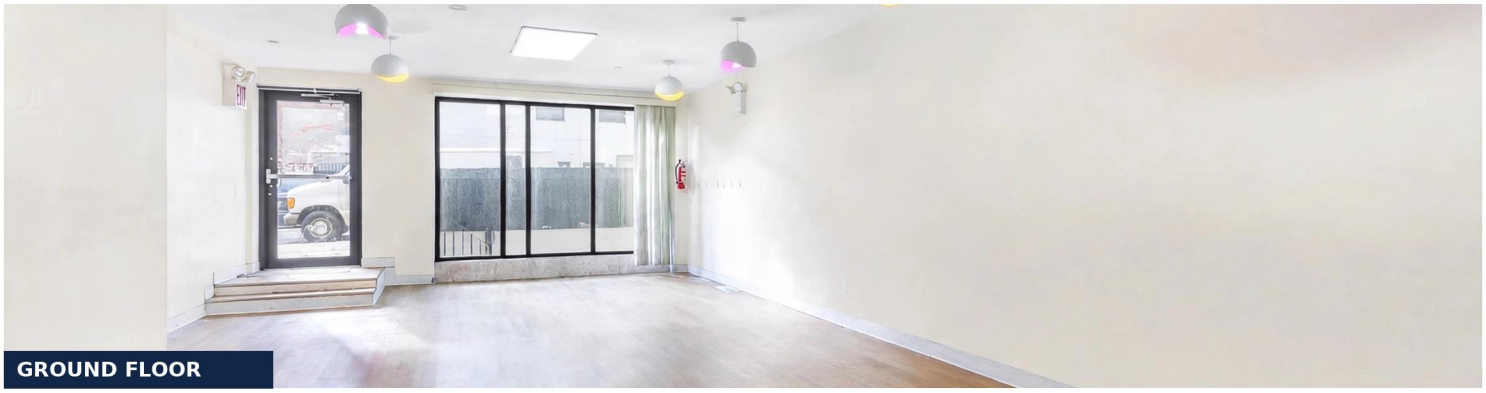
251 SOUTH 3RD STREET

BROOKLYN, NY 11211 • SOUTH WILLIAMSBURG

TWO-LEVEL COMMUNITY FACILITY SPACE

Approx. 1,168 SF	$3,795 / month	Vacant — Available Now

Ideal for a business looking to expand or relocate in the neighborhood.



GROUND FLOOR

PROPERTY HIGHLIGHTS

- Two levels, primarily open layouts
- Dedicated street entrance
- Restroom on each level (2 total)
- Kitchenette on Ground Floor
- Ceiling heights: Ground 8'4" • Lower 9'2"
- Sprinklered • Built 2008 • Zoning R6
- Levels connected by an external staircase
- Each level can function separately

POTENTIAL USES

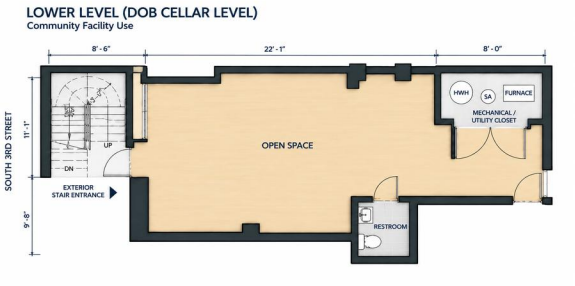
Medical and healthcare practices, dental, physical / occupational therapy, counseling and mental-health services, educational and enrichment programs, tutoring / training, nonprofit and other qualifying community-facility uses.

All proposed uses are subject to applicable zoning, DOB and licensing requirements and should be independently verified by the tenant.

FLOORPLANS



GROUND FLOOR • Ceiling 8'4"



LOWER LEVEL • Ceiling 9'2"

Scan for photos, floorplans and full listing details.

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Michael Sin

Licensed Real Estate Broker • Adara Advisors

917-903-3188

michael@adaraadvisors.com

211 West 56th St, Ste 21C, New York, NY 10019