

COMMERCIAL SPACE IN BUSHWICK • 700 SQUARE FEET (APPROX) • ALL USES CONSIDERED



1497 MYRTLE AVENUE

LOCATED BETWEEN MENAHAN STREET AND IRVING AVENUE

- Approx. 700 SF of retail space
- Basement available for additional \$300/month.
- High visibility with a large front window for excellent sidewalk exposure
- Prime location in a busy commercial corridor with strong foot traffic
- Walking distance to the M and L trains
- Ideal for dry use or light food prep (no major cooking)
- State of the art split systems for heating and cooling
- Brand-new, fully gut-renovated space
- All uses considered

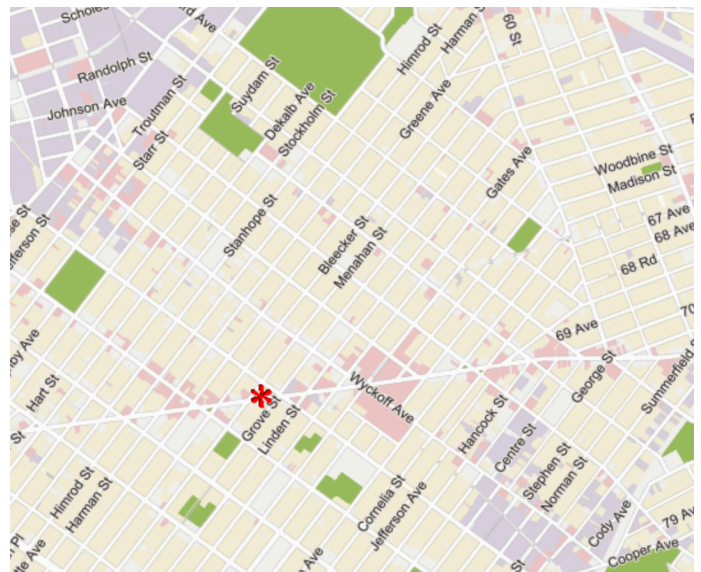
LICENSED BROKER

EVERGREEN REALTY & INVESTMENTS

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\$4,200/MONTH



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STORAGE

GFA=640.00 SF.
3 PERSONS
200 SF./PERSON
AS PER TABLE 6-2 19'-8"

ACT. TRAVEL DISTANCE END 60'-2"
MAX. 150'-0" AS PER TABLE 6-1

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10'-4"

11'-11"

UP 135°
H07.75
T00.52

3'-0"

14'-0"

001

004

7 GAS METERS

3 GAS METERS

**WATER SPK.
RPZ RM.**

GFA=182.00 SF.
1 PERSON
200 SF./PERSON
AS PER TABLE 6-2

15'-2"

12'-2"

3'-7"

3'-6"

26'-7"

10"x6" GAS METER RM VENT UP,
TERMINATE @/IN GAS METER RM.
WITH CO2 & RVIS.

69'-1"(LOT & EXIST'G BLDG.)

