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## VENTED RESTAURANT SPACE • BUSHWICK, BROOKLYN • ~1,100 SF



# 1262 MYRTLE AVENUE
## COMMERCIAL SPACE

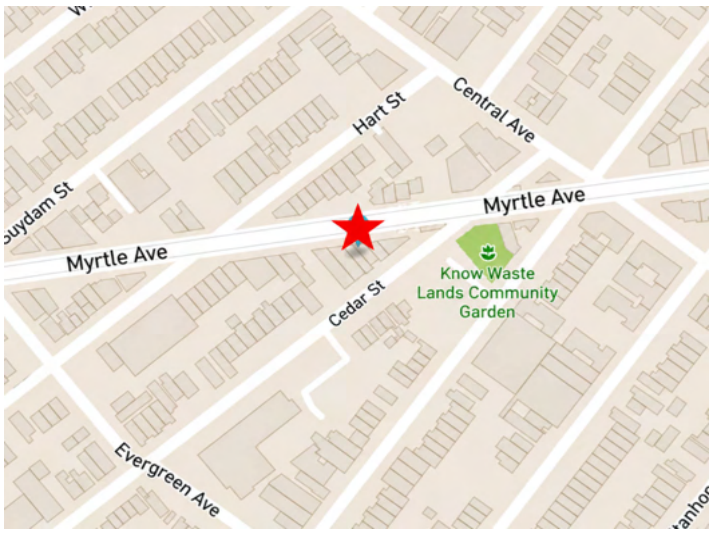
LOCATED BETWEEN MYRTLE AVENUE AND CEDAR STREET

- Approx. 1,100 SF ground-floor commercial space
- Flexible front and rear leasing configurations
- Dual entrances on Myrtle Avenue and Cedar Street
- Existing vented kitchen with commercial gas service
- Commercial exhaust hood and fire suppression system
- Cooking, refrigeration, and food-service equipment included
- Approx. 700 SF basement storage
- Garage door and curb cut on Cedar Street
- Steps from Central Avenue M subway station
- New lease to be drafted
- Key Money: $80,000

*AI-generated renderings illustrate potential improvements. Actual conditions may vary.*

**$4,600/MONTH**


**LICENSED BROKER**
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## EXISTING STOREFRONT:




## EXISTING INTERIOR:



## REAR EXTERIOR:



## BASEMENT:



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## EXISTING COMMERCIAL KITCHEN & EQUIPMENT:









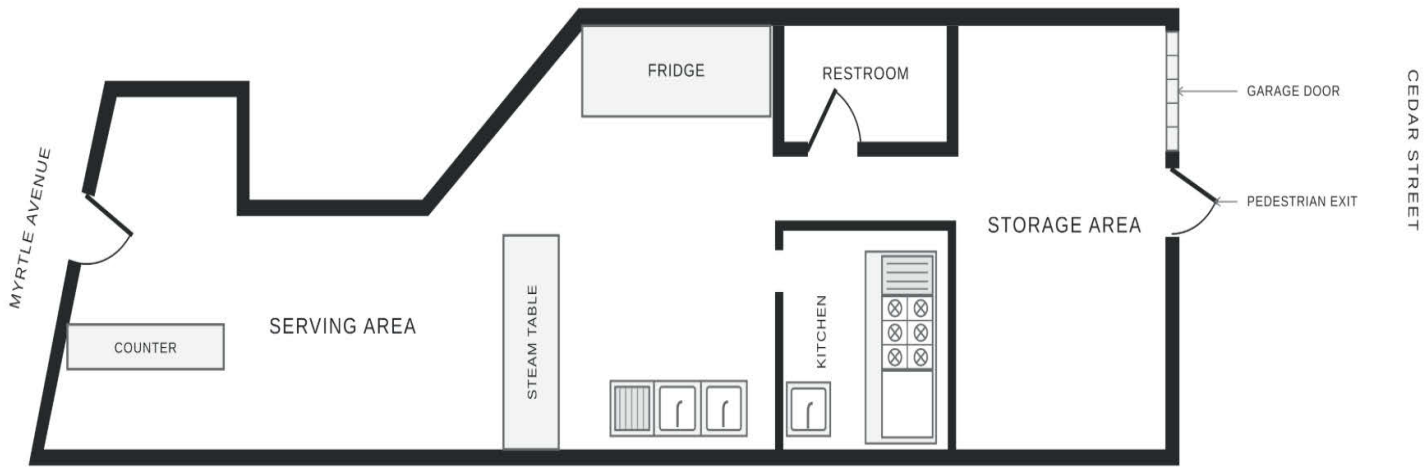
- Imperial six-burner range & oven
- Flat-top griddle & deep fryer
- Exhaust hood & fire suppression
- Commercial refrigerators & freezers
- Curved-glass display case
- Hot-food serving table
- Bloomfield coffee brewer
- Beverage dispenser
- Stainless steel sink & prep tables
- Storage shelving & pot racks
- Service counters & cabinetry
- Dining tables & chairs

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**FLOORPLAN:**




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