

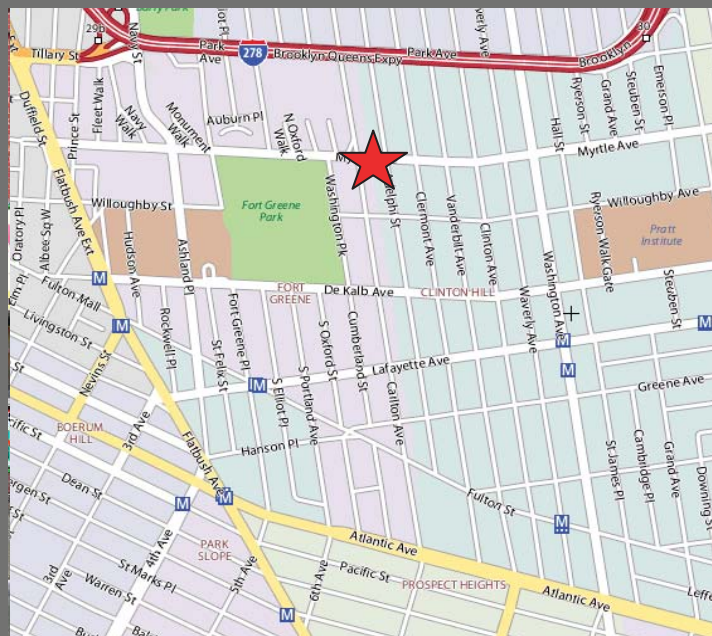
345 Myrtle Avenue - For Lease

Fort Greene - Brooklyn NY 11205

Retail Space For Lease



Retail Leasing



Location: Between Carlton Ave & Adelphi St

Ground Floor Retail Size: 2,500 SF (approx)

Retail Dimensions: 25' x 104' (approx.)

Ceiling Height: 11' - 14'

Basement: 2,500 SF (approx.)

Basement Ceiling Height: 7'6" - 10'

Zoning: C2-4/R7A

Frontage: 22' on Myrtle Avenue (approx.)

Real Estate Tax: \$2,626 (08/09)

Rent: \$35 PSF

TRANSPORTATION

B-,M-,Q-,R-train located at DeKalb Avenue
B54, B48, B38, B52, B44, B61, B57 bus lines

NEIGHBORING RETAIL TENANTS

Walgreens, Gnarly Vines, Carver Bank, Chase Bank, Domino's, Subway, H&R Block, Connecticut Muffin, Bank of America, Verizon, Blockbuster, Emigrant Savings

FEATURES

- Located one block from Fort Greene Park
- Pratt Institute, St. Josephs College, and Long Island University located within 1/4 mile
- Site includes full basement with high ceiling
- Store was recently renovated with concrete floors reinforced with steel beams
- Second means of egress in rear of building

WWW.CPEXRE.COM

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