



RETAIL SPACE | EXCLUSIVE LISTING

133 17th Street, Brooklyn, NY

GREENWOOD HEIGHTS, BROOKLYN

Size

±800 SF + Basement

Frontage

±20 FT

Rent

\$4,500/Month

Possession

Immediate

Features/Notes

Corner Space — Hood, Vent & Gas In Place — 40 FT of Signage

Comments

Corner Retail Space in Greenwood Heights, on the Border of Park Slope

Steps to the R Train (4th Ave/Prospect Ave Station) — Walk Score 96, Transit Score 100

Immediate Access to the Prospect Expressway On/Off Ramps — High Vehicle Traffic & Visibility

Surrounded by Established Neighborhood Retail: The Common Park Slope, Black Horse Pub, Freddy's, Roots Cafe, Harbor Fitness

Hood, Vent & Gas In Place — Turnkey for Food/Beverage Use

±20 FT of Frontage with 40 FT of Signage

Basement for Additional Storage

All Uses Considered

539 Eastern Pkwy
3rd Floor
Brooklyn, NY 11216
Office: 718-484-7985
Fax: 718-484-7986

EXCLUSIVE FROM AUGENBAUM REALTY CORP

JOSH AUGENBAUM

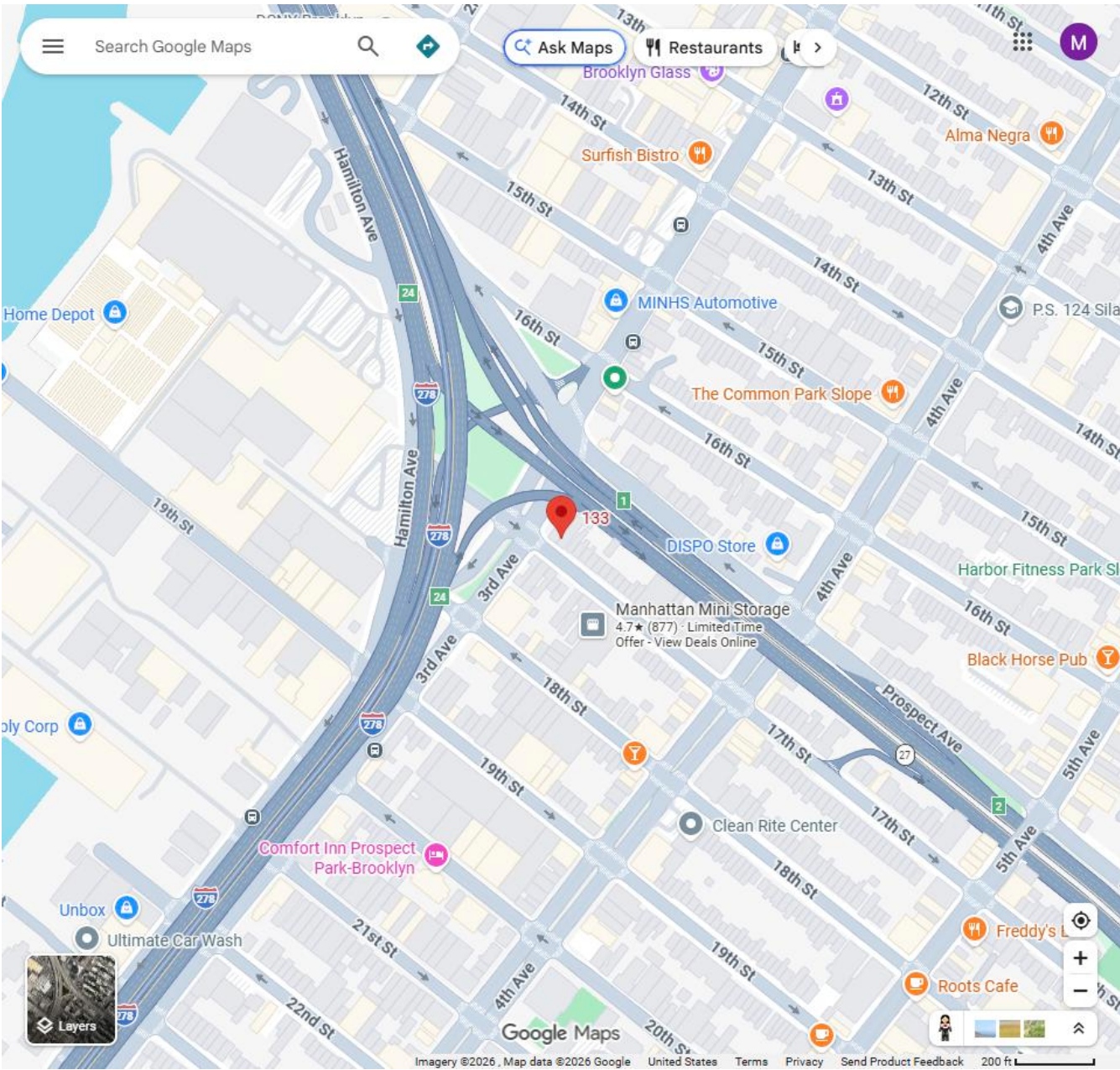
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MURRAY MIZRACHI

(917) 634-1140 | MURRAY@AUGENBAUMREALTY.COM

This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

RETAIL MAP



INTERIOR PHOTOS



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