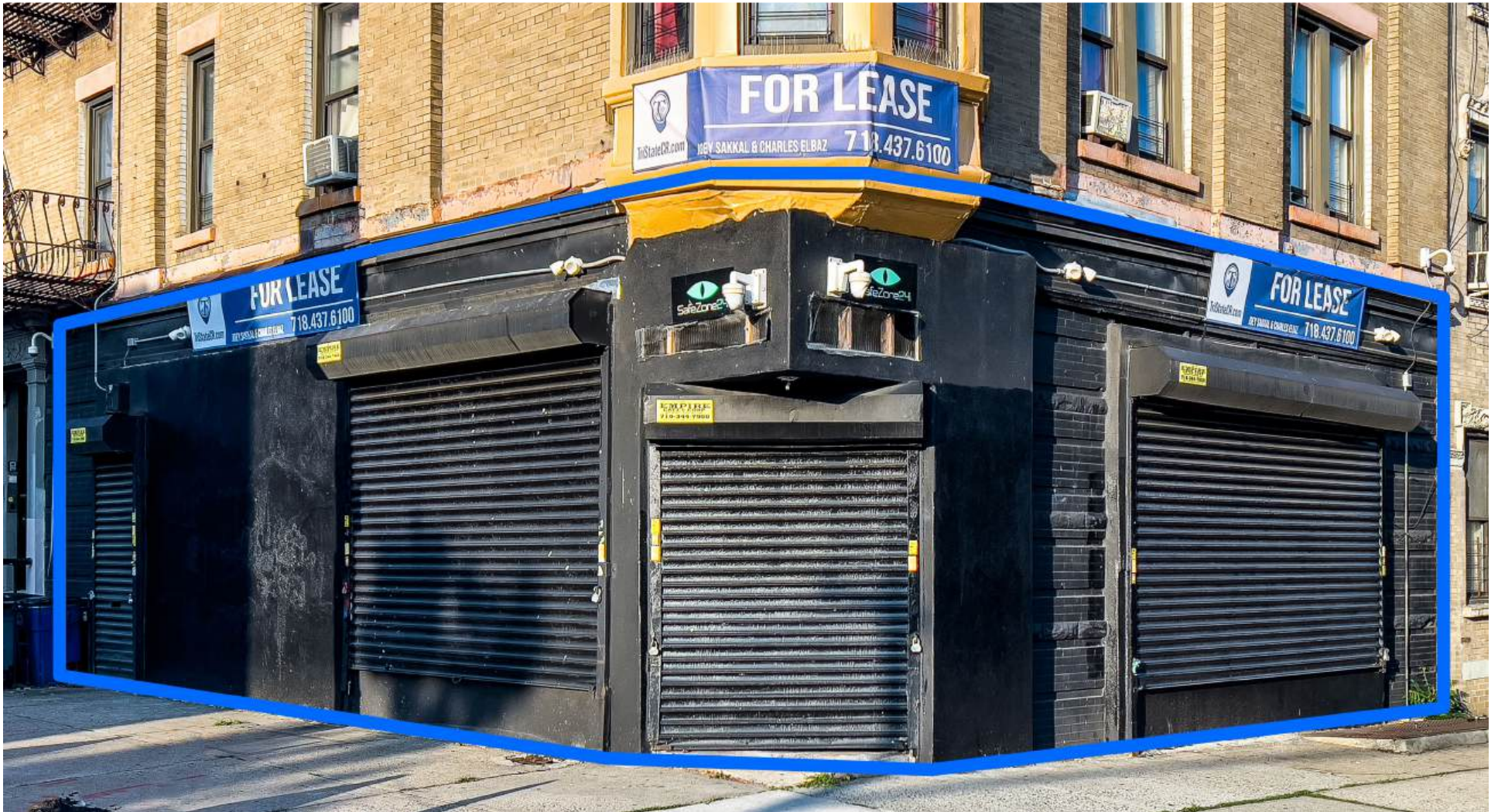


278 ALBANY AVENUE, BROOKLYN, NY 11213

FOR LEASE

1,200 SF HIGH-VISIBILITY CORNER RETAIL/OFFICE WITH WRAPAROUND FRONTAGE

Between Saint Johns Place & Lincoln Place



SHLOMI BAGDADI
212.433.3355 x101
sb@tristatecr.com

JOEY SAKKAL
212.433.3355 x208
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CHARLES ELBAZ
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TRI STATE COMMERCIAL®

PROPERTY SUMMARY

LOCATION

Located in the Crown Heights neighborhood of Brooklyn.

HIGHLIGHTS

- Steps From Major Subway or Bus Lines
- Dense Residential Population Nearby

SPACE DETAILS

- Corner Space
- Wrap-Around Frontage
- Glass Storefront
- HVAC System
- Vanilla Box
- Excellent Street Frontage and Visibility

TRANSPORTATION

2 **3** **4** **5** Trains at Kingston Avenue

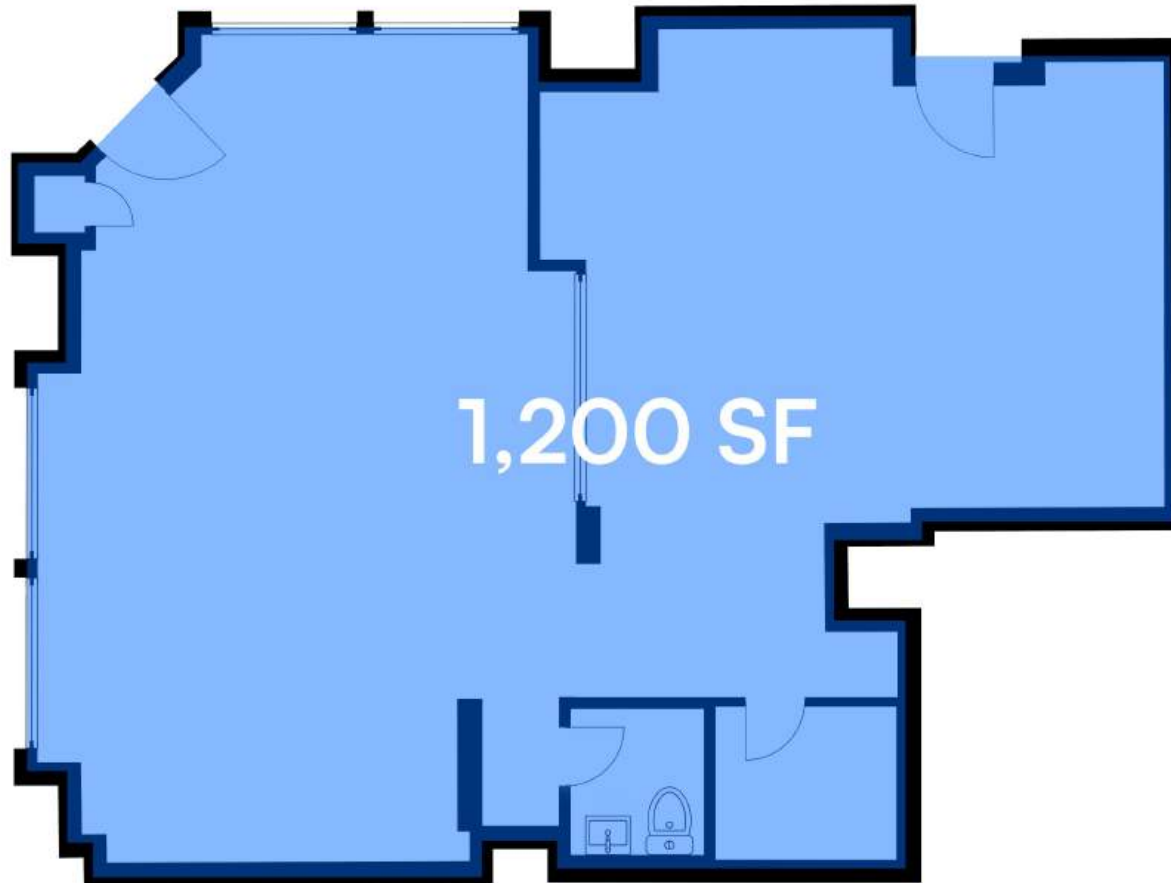
B45 **B65** **& B15** Bus Lines

NEIGHBORS

This Is It Juice, Greyz Bistro, Fine Fare Supermarket, New Kingston Pizza, Zaim Coffee Shop, Tung Cheng Liquors Store, Imael Café & Wine Bar, Kosher Machne Yehuda, ATICA Menswear, Holy Schnitzel, Patis Bakery, Leviim Judaica Jewish Art Gallery, OG Auto & Tires, and more!



FLOOR PLANS



GROUND FLOOR

All square footages are approximate

PROPERTY PHOTOS



PROPERTY RENDERINGS



Current State Exterior



Coffee Shop



Convenience Store



Office

PROPERTY RENDERINGS



Current State Interior



Coffee Shop

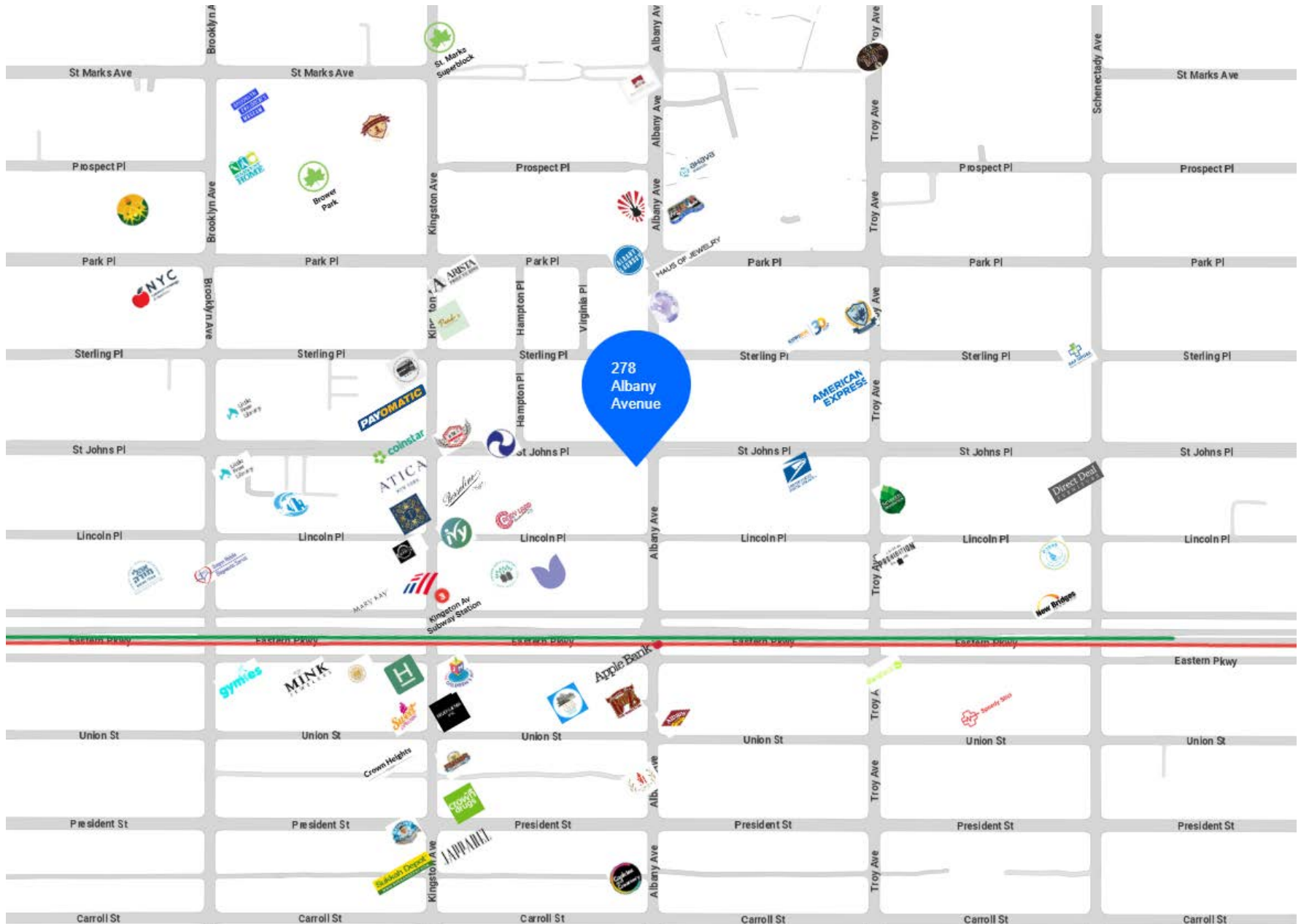


Convenience Store



Office

RETAIL MAP



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For Pricing Call: 212.433.3355

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TSC.