459-461 MYRTLE AVENUE

CORNER OF MYRTLE AVENUE & WASHINGTON AVE | CLINTON HILL



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PROPERTY HIGHLIGHTS

- **3,600 SF retail opportunity with approximately 40 FT of frontage + full basement**
- **New utility infrastructure: 800 AMP + 400 AMP electrical service, 3" + 1" water lines, dual 6" sewer lines, and 1.5" gas line in place**
- **Venting possible**
- **Neighboring tenants include:** *Key Food, The UPS Store, Citi Bank, Bank Of America, AT&T, Pronto Gourmet & Deli, Farmer in the Deli*

GROUND FLOOR DIVISION OPTIONS:

Option A: Full 3,600 SF
Option B: Split 1,800 SF / 1,800 SF
Option C: Inline 1,200 SF / Corner 2,400 SF

FRONTAGE:	40′
CEILING HEIGHT:	Ground Floor: 13′ Basement: 8-9′
POSSESSION:	Immediate
ASKING RENT:	Upon Request
TRANSPORTATION:	G C B54 Bus



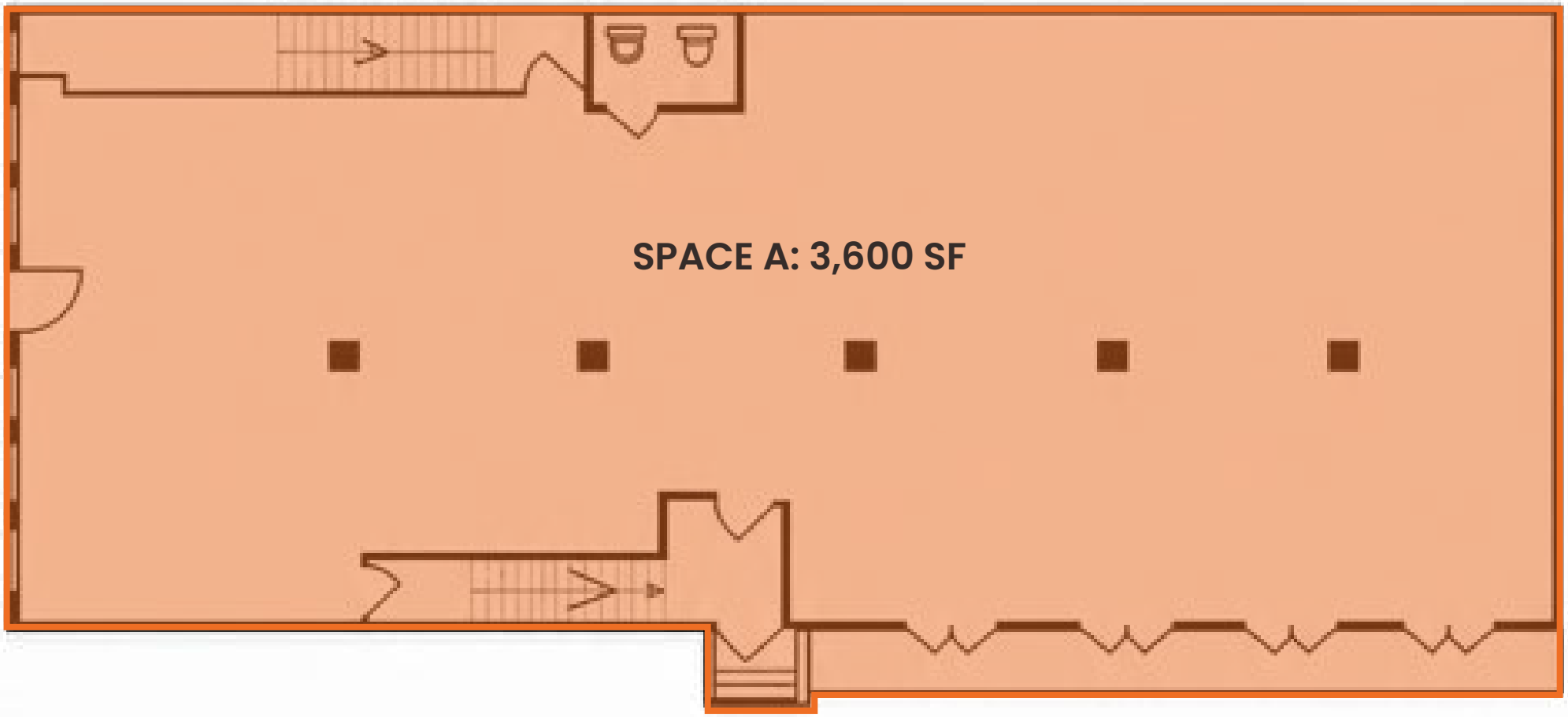
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FLOOR PLAN:

OPTION A: FULL 3,600 SF



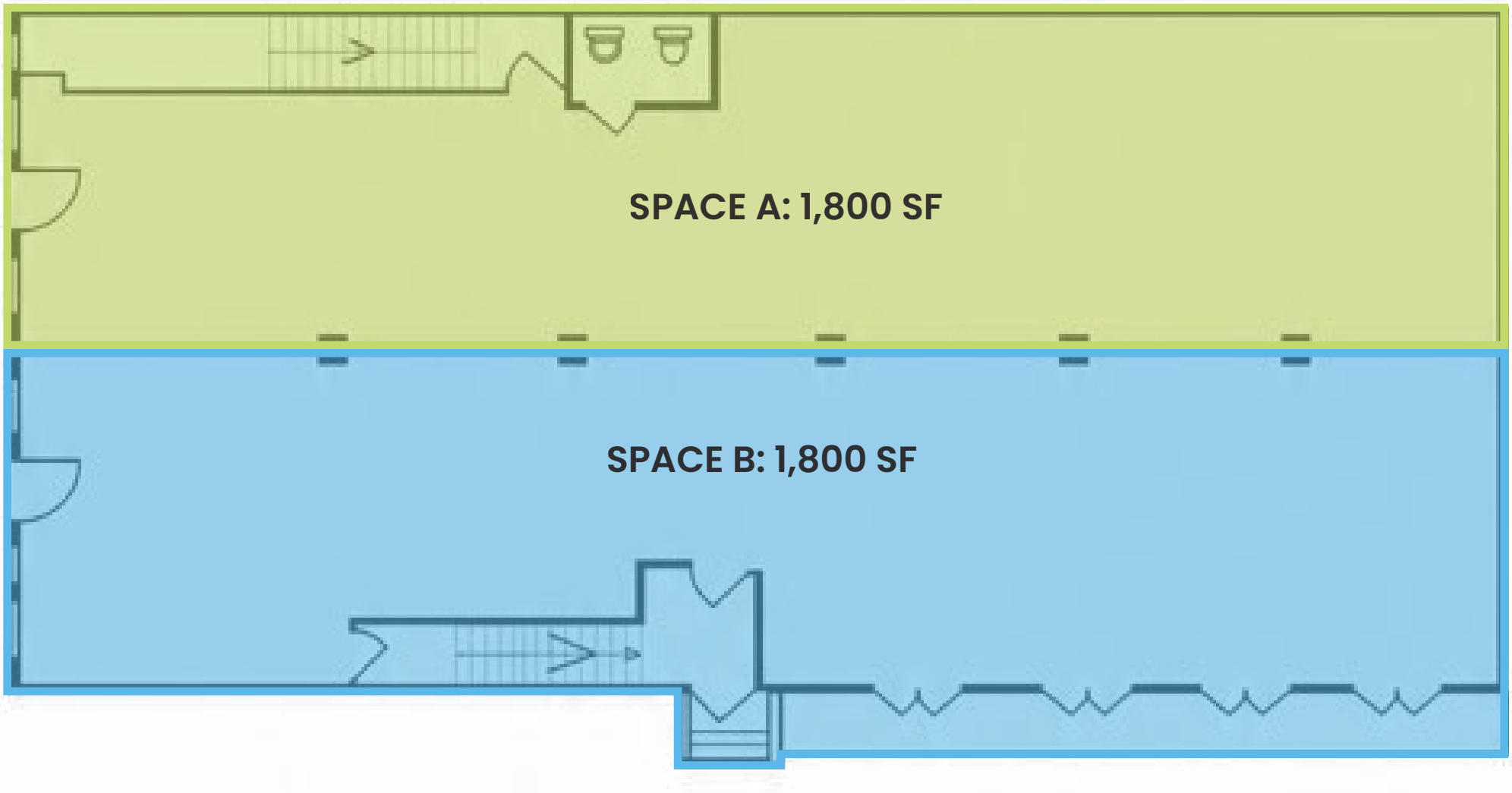
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FLOOR PLAN:

OPTION B: 1,800 SF / 1,800 SF SPLIT



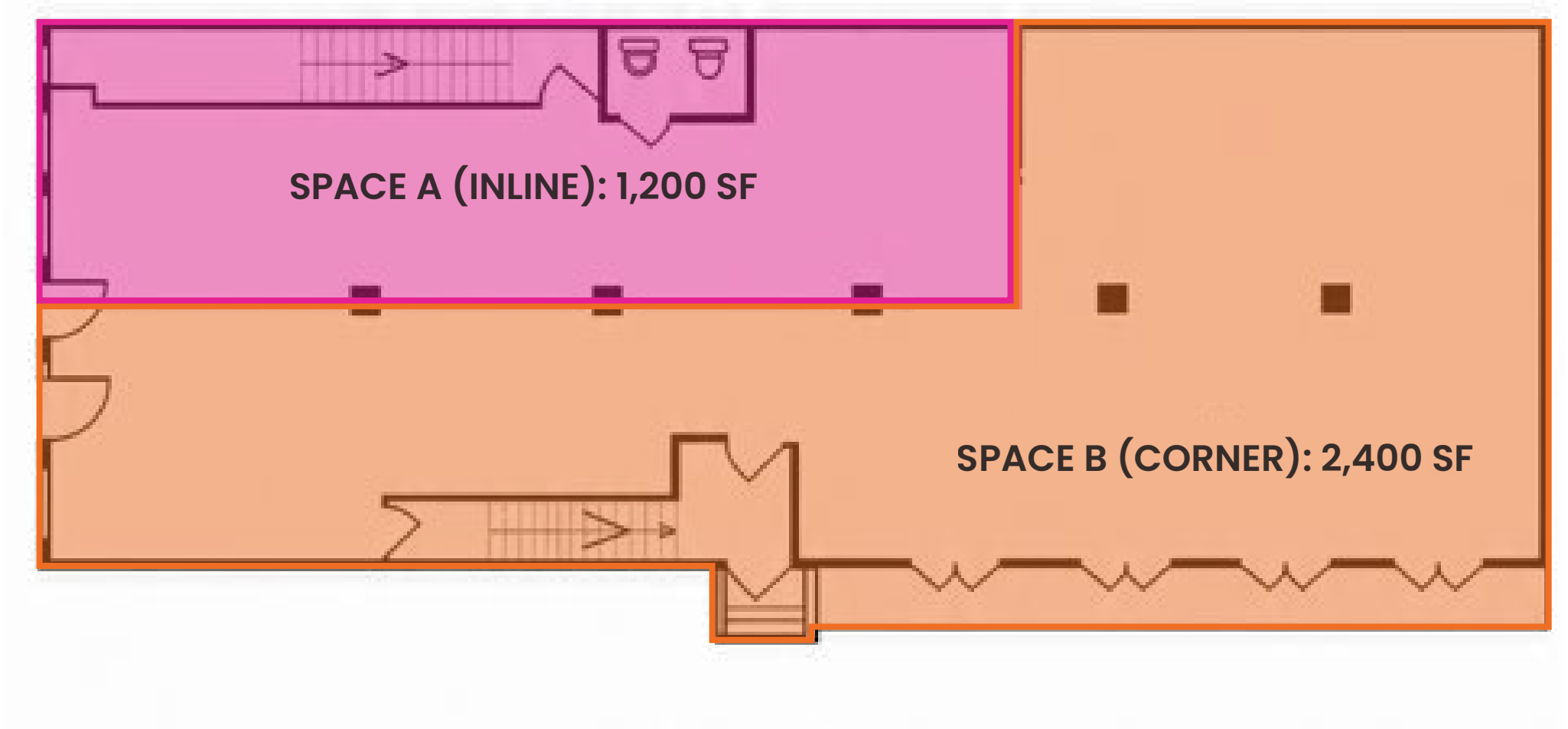
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FLOOR PLAN:

OPTION C: INLINE 1,200 SF / CORNER 2,400 SF



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