



## 65 IRVING AVENUE

LOCATED BETWEEN STARR STREET  
AND TROUTMAN STREET

- 1,500 SF with full basement + private backyard
- Full 20 FT of frontage on Irving Ave
- Turn key rental with top-of-the-line renovation
- Fully built out cafe / buildable restaurant
- HVAC system in place
- High loft ceilings + polished cement floors
- Great natural light
- Private restrooms
- Basement with high ceilings
- A/C, WiFi, cable-ready
- Double-wide sidewalks
- Extra studio or office available (attached)
- Prime Bushwick corner location near Maria Hernandez Park + many bars, restaurants, cafes
- 1 block from L train (Jefferson stop)
- All uses considered
- Immediate availability

LICENSED BROKER & PRINCIPAL  
DANIEL BARCELOWSKY

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**\$7,995 / month**



**PRIME BUSHWICK RETAIL SPACE • EXCELLENT FRONTAGE**





