

**COMMERCIAL SPACE IN BUSHWICK • 700 SQUARE FEET (APPROX)• BASEMENT ACCESS**

# 1497 MYRTLE AVENUE

LOCATED BETWEEN MENAHAN STREET AND IRVING AVENUE



- Approx. 700 SF of retail space + basement storage
- High visibility with a large front window for excellent sidewalk exposure
- Prime location in a busy commercial corridor with strong foot traffic
- Walking distance to the M and L trains
- Ideal for dry use or light food prep (no major cooking)
- State of the art split systems for heating and cooling
- Brand-new, fully gut-renovated space
- Contiguous 360SF space available for lease
- All uses considered

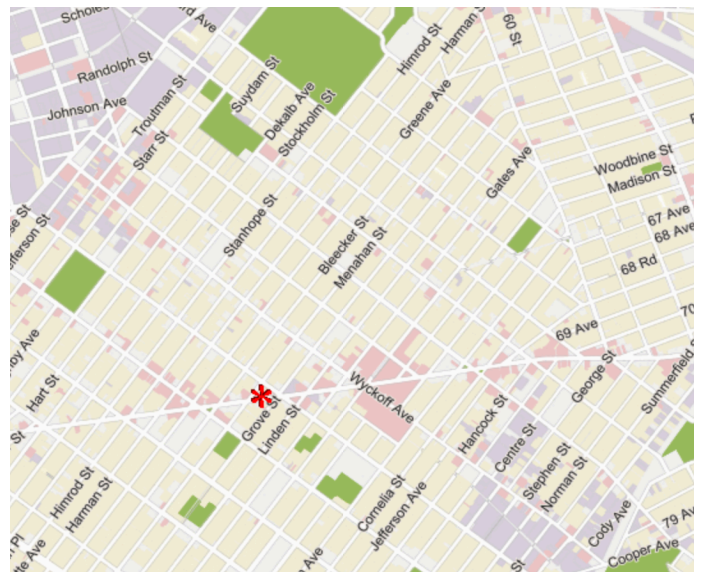
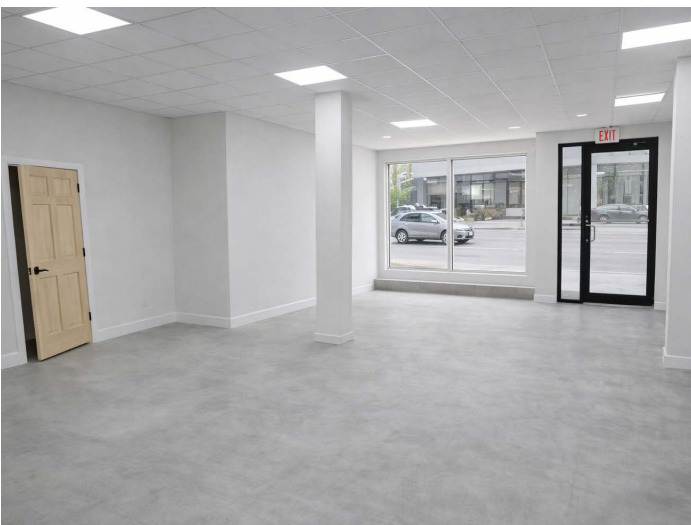
## LICENSED BROKER

EVERGREEN REALTY & INVESTMENTS

PHONE : 646.838.1378

E- MAIL : [INFO@EVRGREALTY.COM](mailto:INFO@EVRGREALTY.COM)

**\$5,000/MONTH**



FLOORPLAN:

