

## CORNER RETAIL • PRIME BUSHWICK • 1700 SQUARE FEET



### 45 IRVING AVENUE

LOCATED BETWEEN TROUTMAN STREET AND  
JEFFERSON STREET

- 1700 SF
- 15 ft ceilings with skylights
- Available for all retail uses
- 2.5 restrooms
- Prime Bushwick location blocks from Maria Hernandez Park
- Heavy foot traffic
- Close to Avant Gardener, Metrorock, Elsewhere, Mission Chinese, Roberta's, and other popular retail locations
- One block from Jefferson L stop

### LICENSED BROKER & PRINCIPAL

DANIEL BARCELOWSKY

PHONE : 646.373.7944

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

**\$ PRICE UPON REQUEST**

