

PREMIER BUSHWICK/RIDGEWOOD BORDER RETAIL CORNER WITH BASEMENT, OUTDOOR SPACE • ALL UTILITIES INCLUDED



## 446 HIMROD STREET

BETWEEN ST NICHOLAS AVENUE AND CYPRESS AVENUE

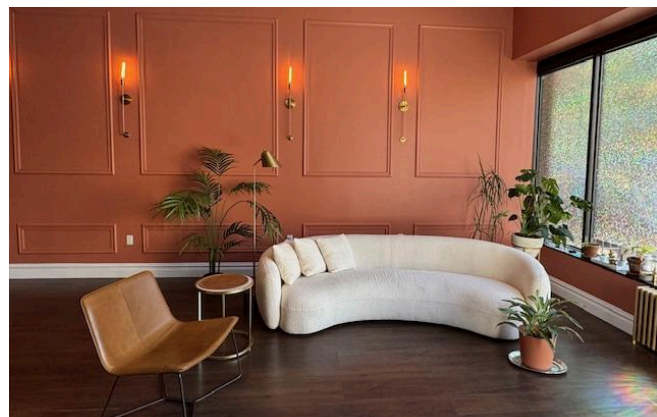
- 750 SF + basement + outdoor patio space  
Finished corner retail storefront on the  
Bushwick/Ridgewood border
- Turnkey ready to use
- Includes a two-piece bathroom
- Rent includes taxes & utilities (WiFi not  
included)
- Minutes to L & M trains (3 blocks to Dekalb L)
- Guaranteed commuter & residential foot  
traffic
- Surrounded by strong retail & hospitality  
neighbors: The Footlight Bar, Catania Bakery,  
Cypress Inn Cafe, Milo's Yard
- Ideal for office, salon, art studio, cocktail  
lounge, or dry retail
- Rapidly developing residential hub with high  
visibility
- All uses considered except food

### LICENSED SALESPERSON

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**\$ 4,500/ MONTH**

