

**PRIME CORNER PARK SLOPE RETAIL SPACE 1,800 SF + OVERSIZED BASEMENT WITH HVAC SYSTEM**



# 599 4TH AVENUE

LOCATED BETWEEN 17TH STREET AND 18TH STREET

- First floor is 1,800 square feet + 1,700 square feet basement
- All uses considered: legal cannabis dispensaries, restaurants and bars
- Floor to Ceiling Windows
- Hardwood Floors
- Exposed Brick
- Space is in Excellent Condition
- Two private Restrooms
- Wi-Fi Connectivity
- Recessed Lighting
- Wheelchair Accessibility
- Fully Built-Out as a Convenience Store
- Central Air and Heating / HVAC system in place
- Walk-In Box - Freezer in the Basement
- Full Size Basement With High Ceilings
- High Foot Traffic
- Excellent access: Near the D, M, N, R and F lines

## LICENSED BROKER & PRINCIPAL

DANIEL BARCELOWSKY

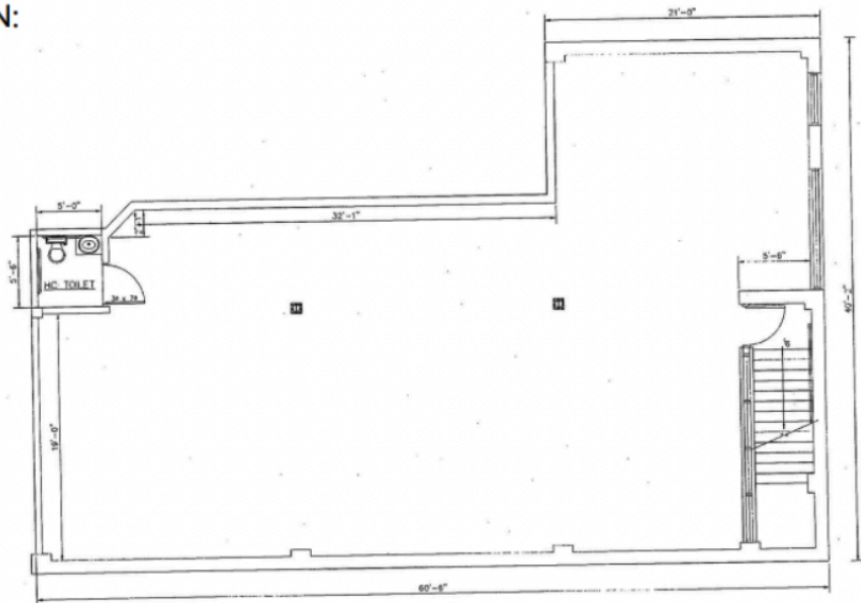
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**\$10,000/MONTH**

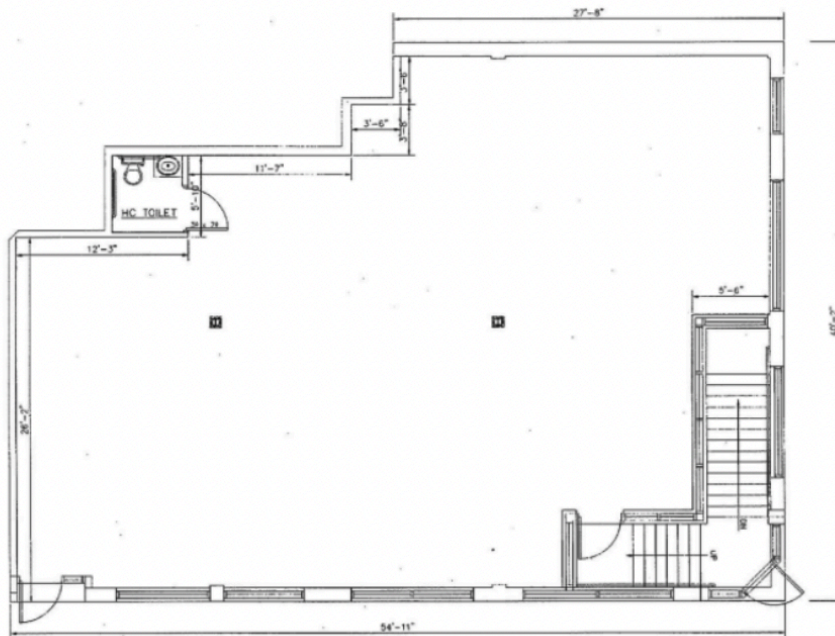


FLOORPLAN:



CELLAR FLOOR

CELLAR COMMERCIAL



1ST FLOOR

FIRST FLOOR COMMERCIAL



