

# 461

## STERLING PLACE PROSPECT HEIGHTS, BROOKLYN

Corner of Sterling Place & Washington  
Avenue

RETAIL FOR LEASE

### APPROXIMATE SIZE

Ground Floor: 700 SF

### ASKING RENT

~~\$4,000/Month~~ Reduced  
\$3,300/Month

### POSSESSION

Immediate

### TERM

Negotiable

### FRONTAGE

12 FT

### COMMENTS

- Corner retail space steps from Prospect Park
- Private bathroom
- Wide glass frontage

### NEIGHBORS

Birch Coffee • Chavela's • Key Food • Alter •  
Arise Yoga • The Balow • Chavela's • Park Deli

### TRANSPORTATION

2 3 4 5 S



### JAMES FAMULARO

President  
646.658.7373  
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### BOBBY ORTENSE

Associate  
212.468.5953  
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All information supplied is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of the listing from sale or lease, and to any listing conditions, including the rates and manner of payment of commissions for particular offerings imposed by Meridian Capital Group. This information may include estimates and projections prepared by Meridian Capital Group with respect to future events, and these future events may or may not actually occur. Such estimates and projections reflect various assumptions concerning anticipated results. While Meridian Capital Group believes these assumptions are reasonable, there can be no assurance that any of these estimates and projections will be correct. Therefore, actual results may vary materially from these estimates and projections. Any square footage dimensions set forth are approximate.



## 461 STERLING PLACE

PROSPECT HEIGHTS, BROOKLYN | Corner of Sterling Place and Franklin Avenue

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INTERIOR



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