

3364

GUIDER AVENUE BRIGHTON BEACH, BROOKLYN

Corner of Coney Island & Guider Avenues

COMMUNITY FACILITY FOR LEASE

APPROXIMATE SIZE

Ground Floor: 2,500 SF
Lower Level: 1,500 SF

ASKING RENT

Upon Request

POSSESSION

Immediate

TERM

Negotiable

FRONTAGE

100 FT Wraparound

COMMENTS

- Prominently located on a busy corner in a high residential area
- Large frontage opportunity
- Open layout in the lower level with minimal columns
- ADA Vertical Platform Lift from ground floor to lower level
- Recently constructed building with six floors of apartments above

NEIGHBORS

- Five Star Home Health Care Agency •
- Brighton Medical and Pediatric Care •
- Land-o-Fun • Bam Bam's Playhouse Daycare •
- Tex's Chicken & Burgers • Dunkin' • Exxon • BP

TRANSPORTATION



PROPERTY INFORMATION

JAMES FAMULARO

President

AARON HAROUNIAN

Associate
212.468.5957

aharounian@meridiancapital.com

DAVID SIMHON

Associate
212.468.5947

dsimhon@meridiancapital.com

NATHAN SHABOT

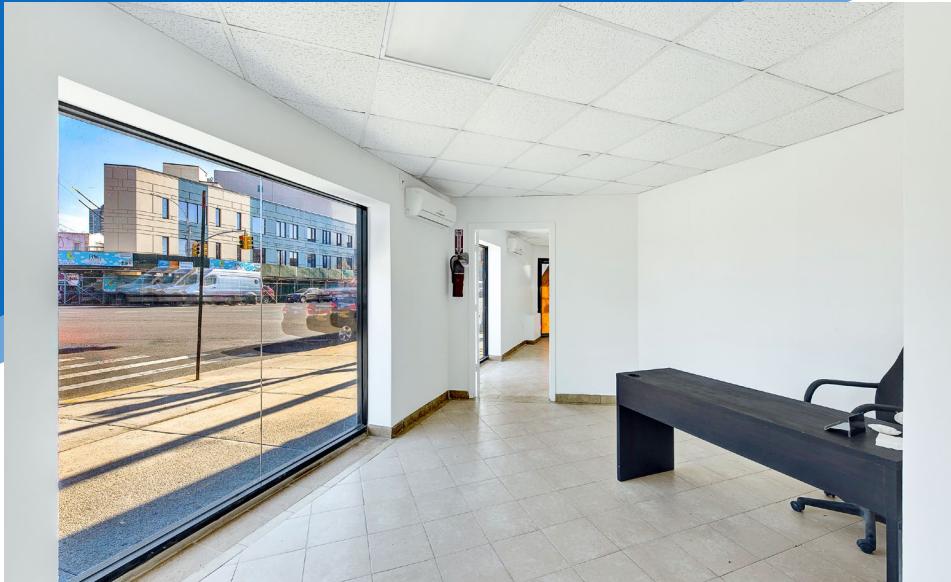
Associate
212.468.5933

nshabot@meridiancapital.com



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INTERIOR

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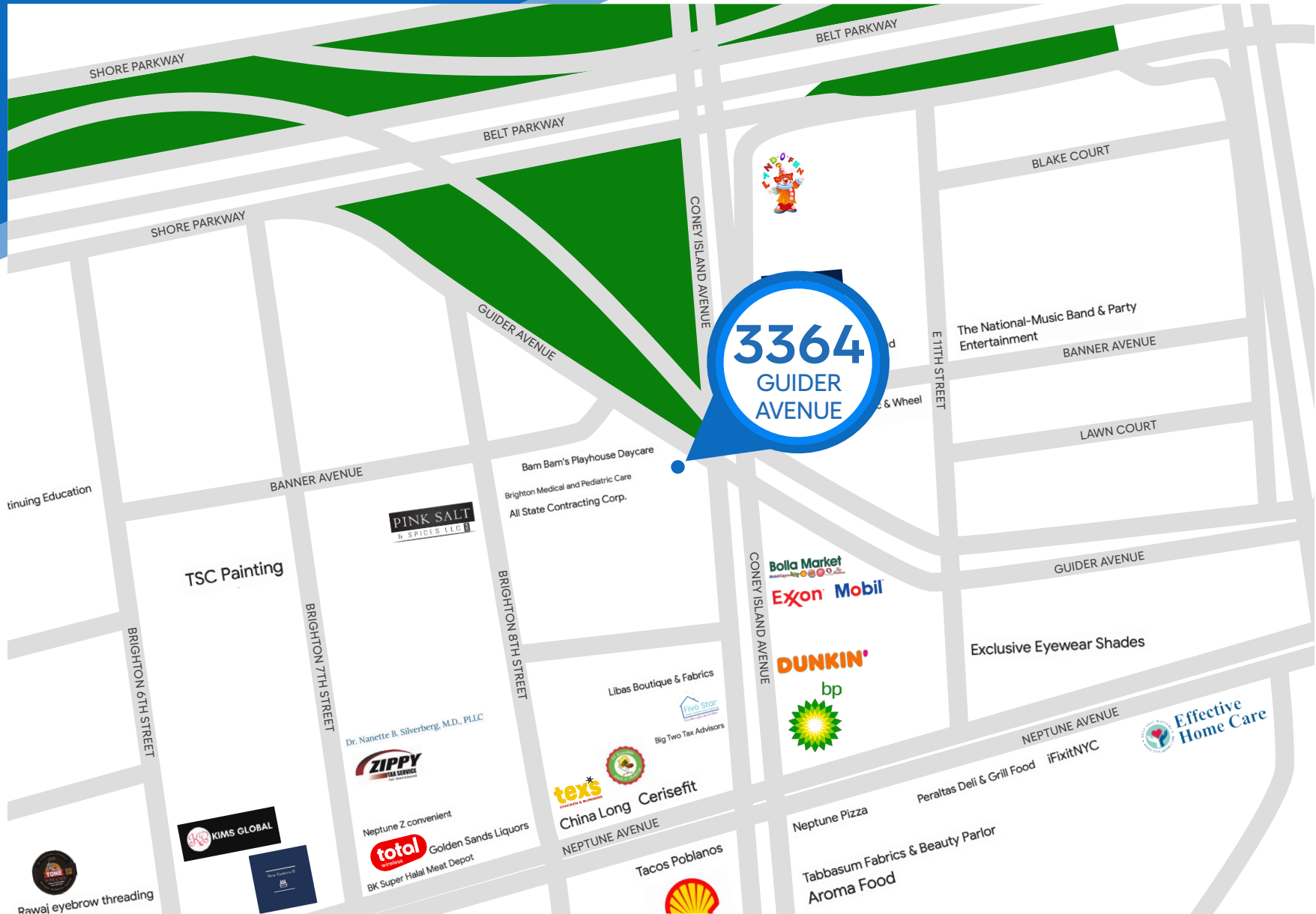
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