

# 4802

**FOURTH AVENUE**  
SUNSET PARK, BROOKLYN

Off the Corner of Fourth Avenue & 48<sup>th</sup> Street

RETAIL/RESTAURANT FOR LEASE

#### APPROXIMATE SIZE

500 SF + Basement

#### ASKING RENT

\$3,500/Month

#### POSSESSION

Immediate

#### TERM

Negotiable

#### FRONTAGE

10 FT

#### COMMENTS

- Former beauty salon space
- Private bathroom in place
- Situated in a high-traffic corridor
- Steps from the R train
- Ideal for retail or salon

#### NEIGHBORS

Pancho's Juice Bar • AK Laundromat • Tacos los Poblanos • Cinco de Mayo • Key Food • Juan Barbershop • La Brasa Paruana • Red Spa Nails

#### TRANSPORTATION



PROPERTY INFORMATION

#### NOAM AZIZ

Director  
212.468.5984  
naziz@meridiancapital.com

#### NATHAN SHABOT

Associate  
212.468.5933  
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#### JOAQUIN CARRILLO

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RETAIL LEASING

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.

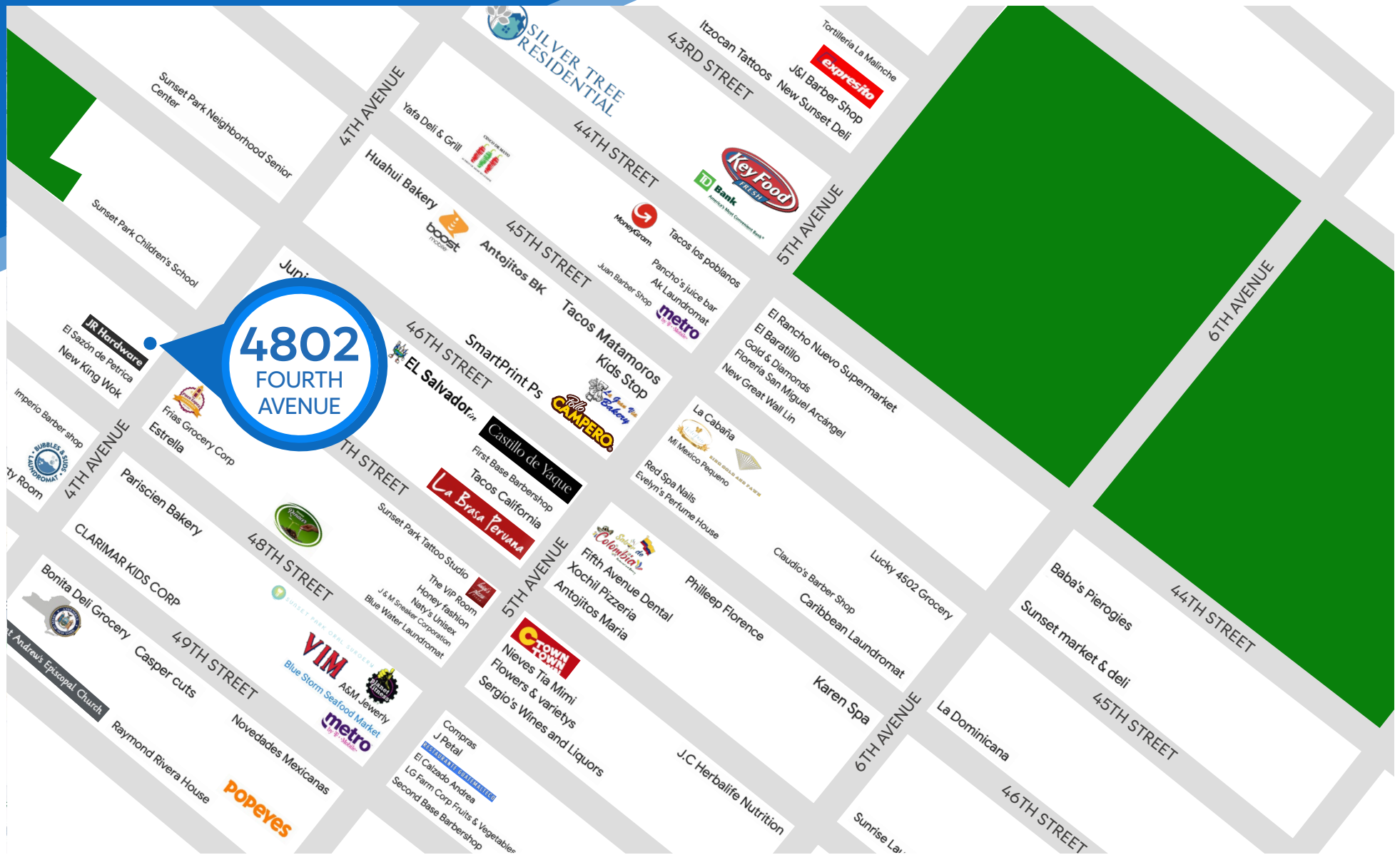


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