

4713

AVENUE D

EAST FLATBUSH, BROOKLYN

Between Schenectady & East 48th Streets

RETAIL/OFFICE FOR LEASE

APPROXIMATE SIZE

1,200 SF + Full Basement

ASKING RENT

\$5,000/Month

POSSESSION

Immediate

TERM

Negotiable

FRONTAGE

10 FT

COMMENTS

- Newly white-boxed with a backyard in the rear
- Full clean basement
- Venting possible
- Close proximity to public schools and transportation
- Steps from the busy Utica Avenue
- Heavy foot traffic in highly residential area

NEIGHBORS

Tinglin's Hardware Electrical • Masjid Marjaan •
Institute for Community Living • Josy's Dominican
Family Beauty Salon • PS 208 Elsa Ebeling School
• Inbound Media Services • S&F Convenience

TRANSPORTATION

4

B8



PROPERTY INFORMATION

STEPHEN LIGAMBI

Senior Associate

212.468.5985

sligambi@meridiancapital.com

NATHAN SHABOT

Associate

212.468.5933

nshabot@meridiancapital.com



MERIDIAN
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.



INTERIOR

STEPHEN LIGAMBI

Senior Associate
212.468.5985
sligambi@meridiancapital.com

NATHAN SHABOT

Associate
212.468.5933
nshabot@meridiancapital.com



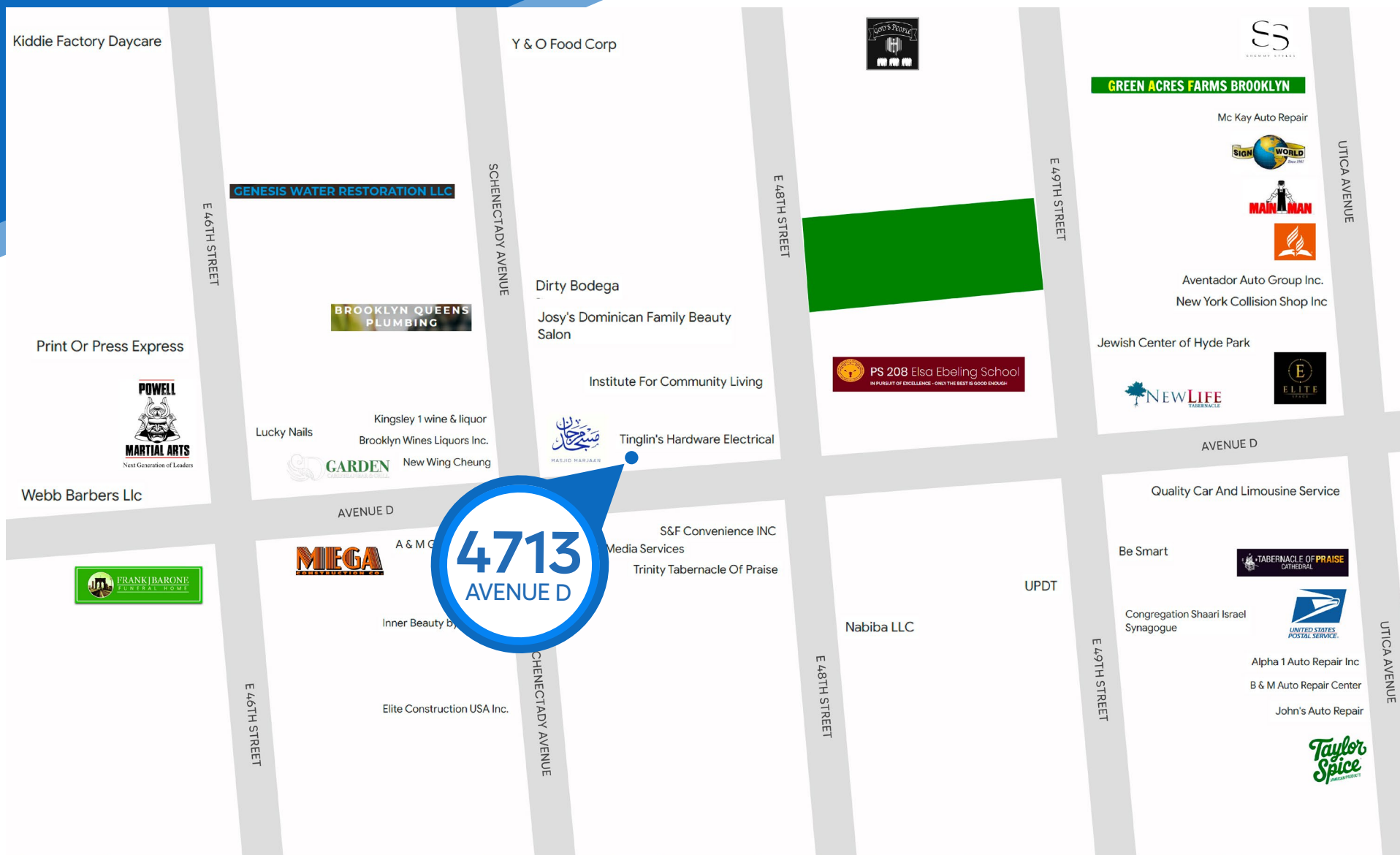
MERIDIAN
RETAIL LEASING

4713 AVENUE D

EAST FLATBUSH, BROOKLYN | Between Schenectady and East 48th Streets

RETAIL/OFFICE FOR LEASE

NEIGHBORS



STEPHEN LIGAMBI

Senior Associate
212.468.5985
sligambi@meridiancapital.com

NATHAN SHABOT

Associate
212.468.5933
nshabot@meridiancapital.com



MERIDIAN
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.