

# 1236

## BEDFORD AVENUE

BED-STUY, BROOKLYN

Between Hancock & Halsey Streets

RETAIL FOR LEASE

### APPROXIMATE SIZE

Ground Floor: 1,200 Square Feet  
Full Basement

### ASKING RENT

\$4,500/Month

### POSSESSION

Immediate

### TERM

Negotiable

### FRONTAGE

20 FT

### COMMENTS

- Full window frontage
- Bathroom in place
- No column intrusions
- Perfect for dry uses

### NEIGHBORS

- Prospect Gymnastics • Padmore's Café •
- Tropical Treats • Abu's Bean Pie Company •
- Fulton Barbershop • Peachfuzz Skin Studio
- Dunkin' • Hart's • Funky Bella Hair Salon

### TRANSPORTATION



PROPERTY INFORMATION

### NOAM AZIZ

Senior Director  
212.468.5984  
naziz@meridiancapital.com

### DANIEL ZACAİM

Associate  
212.468.5910  
dzacaim@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.

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INTERIOR

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