

RETAIL/PRODUCTION SPACE • PRIVATE ENTRANCE • SPLIT SYSTEM IN PLACE • MASSIVE BASEMENT



# 1829 GROVE STREET

LOCATED BETWEEN ONDERDONK AVENUE AND SENECA AVENUE

- Approx. **380 SF** ground-floor space + **Massive basement** (pictures not included in this setup)
- **Private entrance** with direct street access
- Open layout with flexible configuration
- **High ceilings** with existing fluorescent lighting
- Existing electrical and outlets throughout
- Durable flooring suitable for workshop, studio, or light production use
- Private bathroom
- **Equipped with split system for cooling and heating**
- Stair access connecting ground floor and basement
- Suitable for a variety of **dry uses, with all uses considered.**
- Convenient neighborhood location

**LICENSED BROKER**  
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