

322-324

Knickerbocker Avenue, Bushwick

(BETWEEN DEKALB & HART STREETS)

MAG
REALTY ASSOCIATES

RETAIL STORE FOR LEASE

For More Information:


Avi Garma

M 347.935.0216

O 212.920.0226

Avi@Magnyre.com

Property Highlights:

- High Traffic Street (Day and Night)
- Walk To Subway
- Surrounded By Many New Residential Developments
- Adjacent to Oak Street Health 
- Many New National Tenants On The Street.
- Previously Clothing Store and Discount Store.
- Can be divided to 2,500 SF
- Fully Sprinklered
- HVAC

Property Description:

SIZE:

Ground APPROX 5,000 SF
Basement APPROX 4,000 SF
(Can Be divided)

FRONTAGE:

APPROX 50' FEET

CEILING HEIGHTS:

APPROX 10' FEET

POSSESSION:

Immediate

ASKING RENT:

Upon Request



- HVAC
- Fully Sprinklered

Transportation



Subway Stations (Walking Distance)

Knickerbocker Avenue (M Line) 6 min walk | 0.4 mi
Central Avenue (L, M) 6 min walk | 0.3 mi
Dekalb Avenue (L Line) 7 min walk | 0.6 mi
Jefferson Street (L) 8 min walk | 0.7 mi
Myrtle-Wyckoff Avenues (L, M) 12 min walk | 0.8 mi



Commuter Rail Stations (Driving Distance)

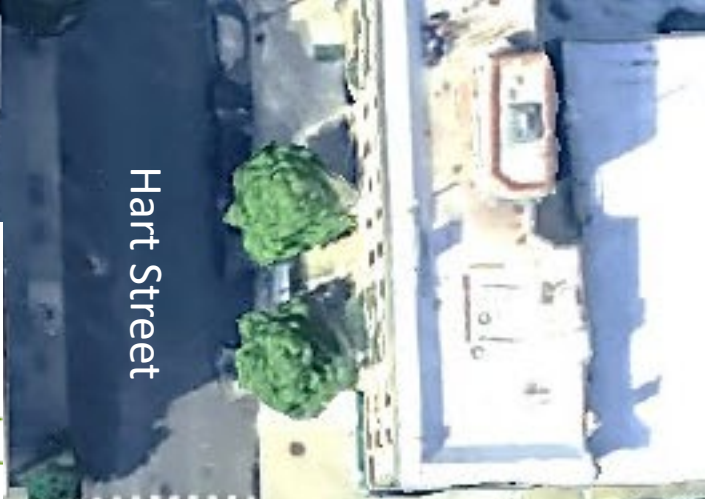
East New York Station (Long Island Rail Road) 7 min drive | 2.8 mi
Nostrand Avenue Station (Long Island Rail Road) 9 min drive | 2.9 mi
Atlantic Terminal (Long Island Rail Road) 11 min drive | 3.9 mi
Woodside Station (Long Island Rail Road) 11 min drive | 4.6 mi
Hunterspoint Avenue Station (Long Island Railroad) 12 min drive | 4.3 mi



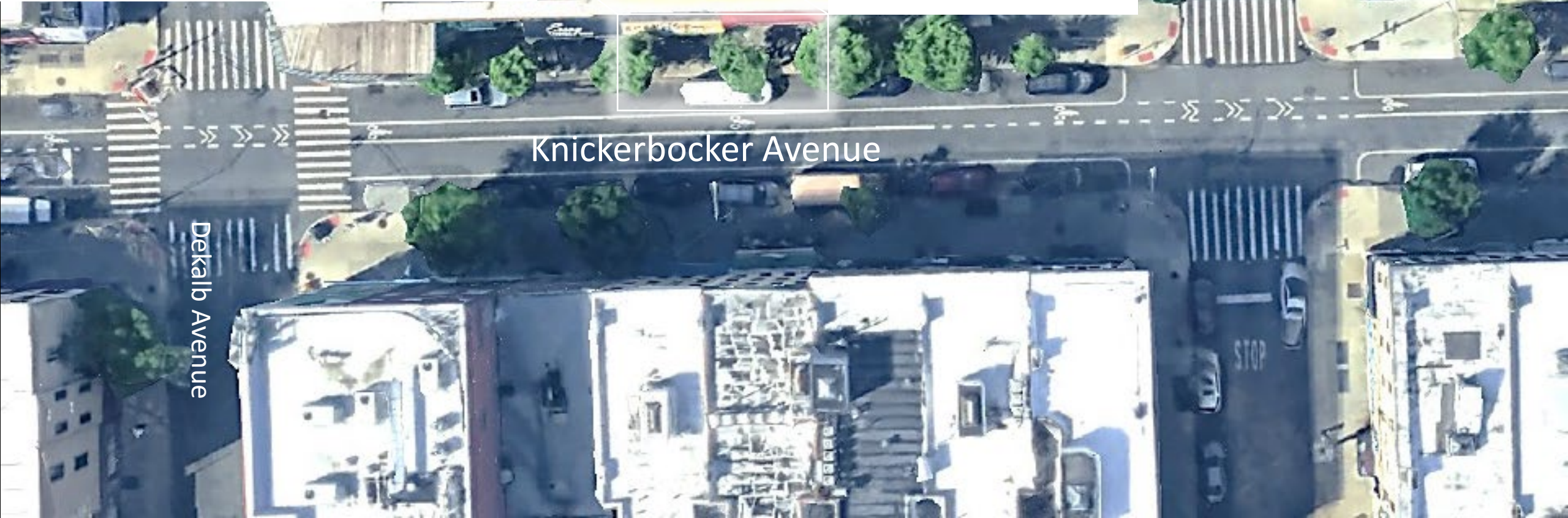
Airports (Driving Distance)

LaGuardia Airport (LGA) 16 min drive | 7.2 mi
John F. Kennedy International (JFK) 20 min drive | 11.5 mi





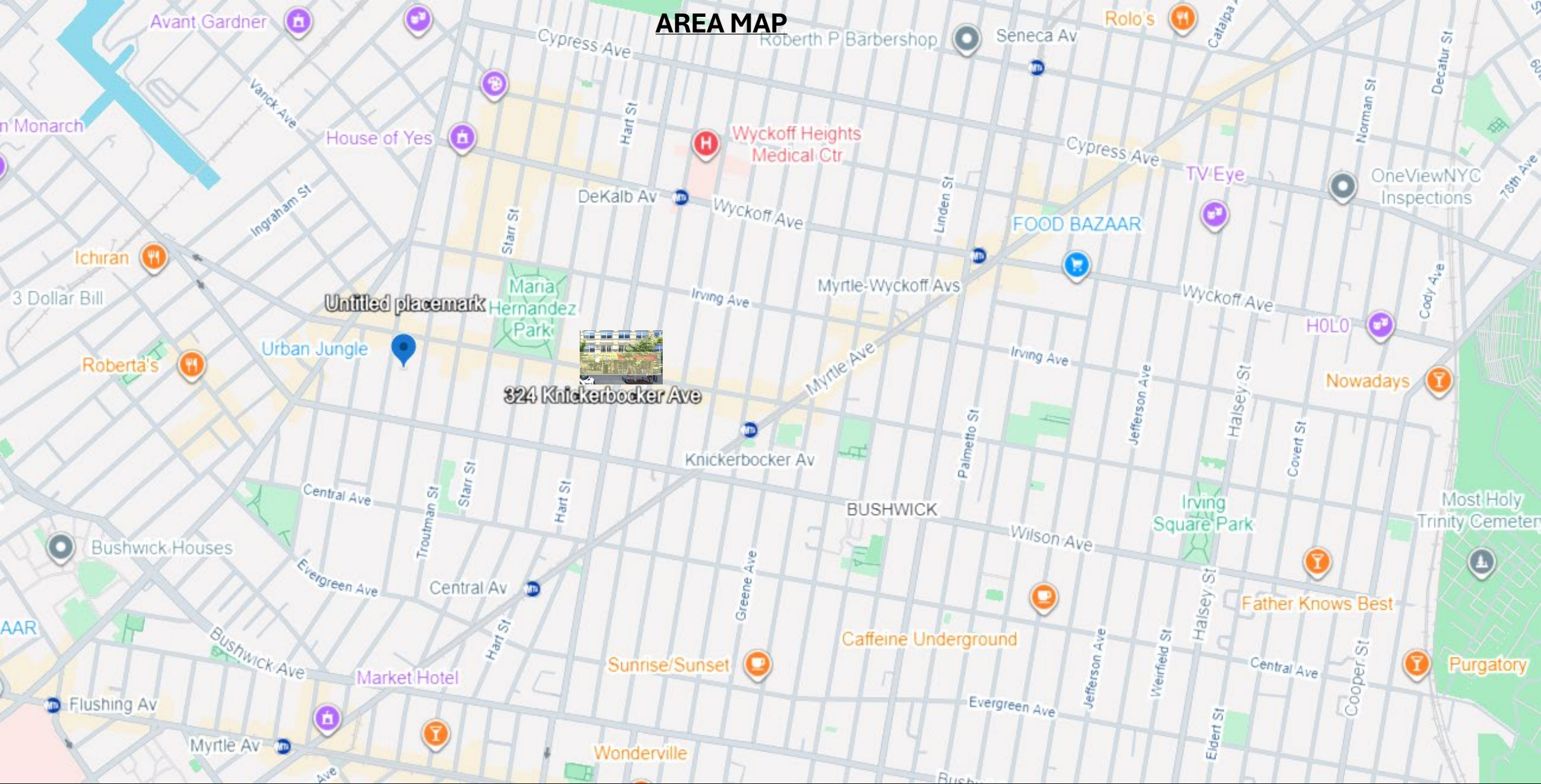
Hart Street

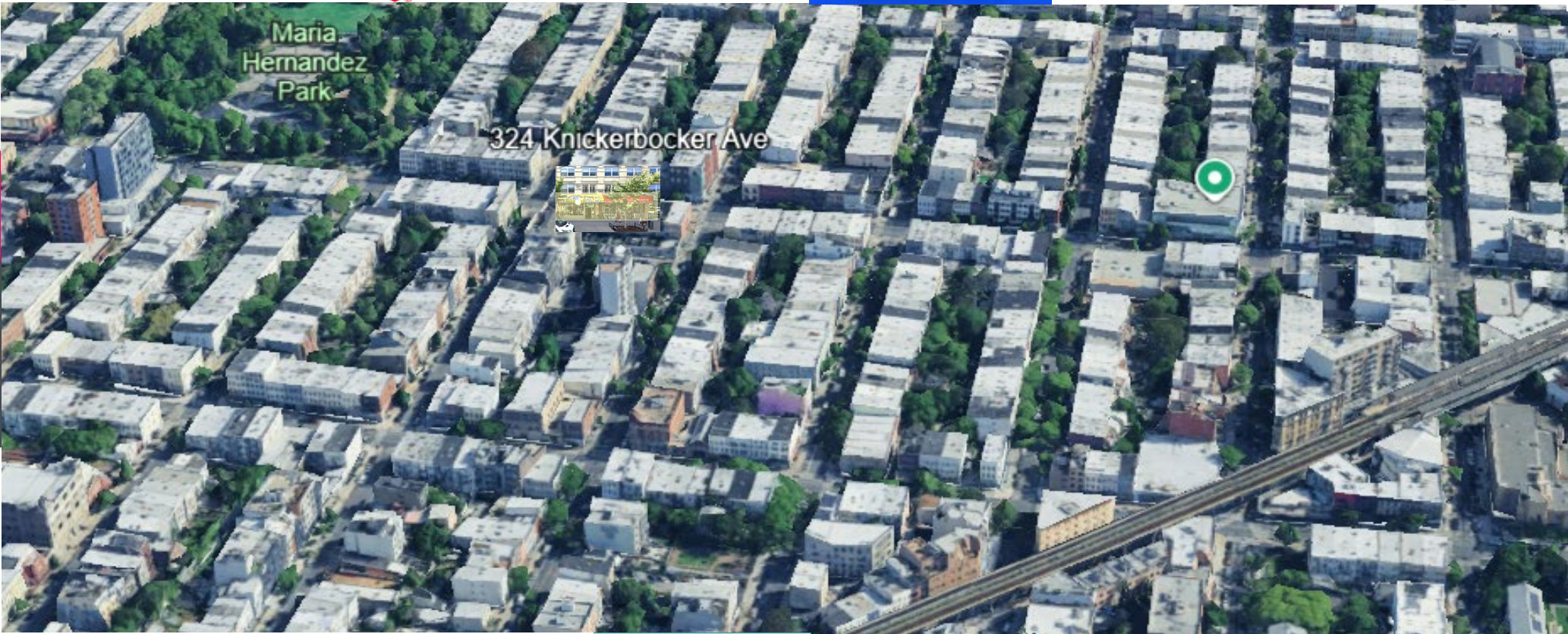


Knickerbocker Avenue

DeKalb Avenue

AREA MAP





POPEYES



KNICKERBOCKER

70' WIDE

AVENUE

50 Feet

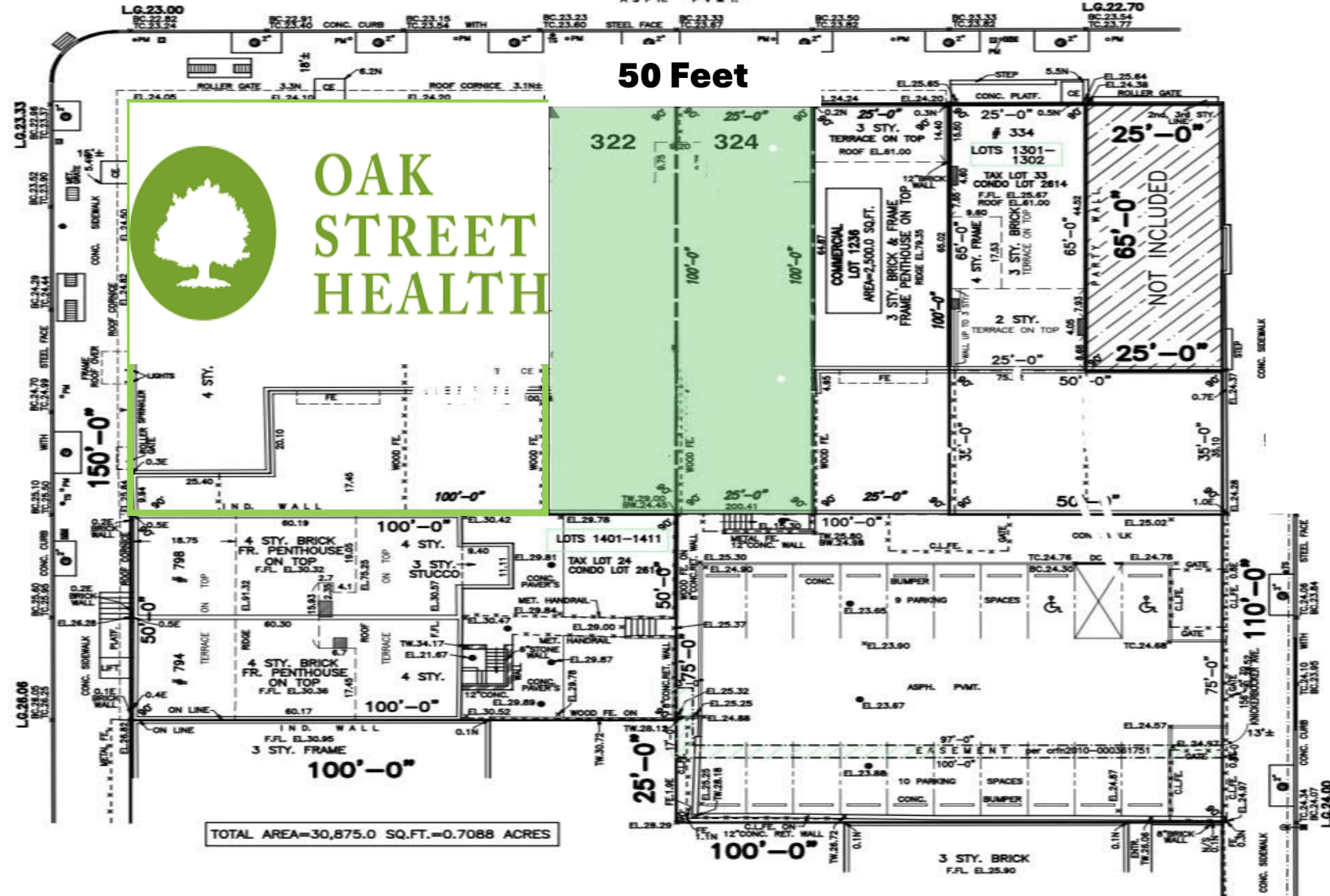
HART STREET

60' WIDE

DEKALB

MAG

REALTY ASSOCIATES



- NOTES:**
- ELEVATIONS AND LEGAL GRADES SHOWN HEREON REFER TO THE BOROUGH OF BROOKLYN HIGHWAY DATUM WHICH IS 2.54 FEET ABOVE SEA LEVEL AS ESTABLISHED BY THE U.S. COAST AND GEODETIC SURVEY DATUM.
 - LEGAL GRADES ARE REFERRED TO THE TOP OF CURB SUBJECT WITH THE DEPARTMENT OF HIGHWAYS PRIOR TO COMMENCEMENT OF DESIGN OR CONSTRUCTION OF ANY IMPROVEMENTS IF LEGAL GRADES SHOWN VARY SUBSTANTIALLY FROM ACTUAL CONDITIONS.

FINAL SURVEY		
TAX SECT.: 11	TAX BLOCK: 3235	TAX LOT(S): AS SHOWN
MAP OF PROPERTY AT		
BROOKLYN		
KINGS COUNTY, NEW YORK		
JOSEPH NICOLETTI ASSOCIATES		
REGISTERED LAND SURVEYORS, P.C.		
499 JERICHO TURNPIKE, SUITE 201		
MINEOLA, NEW YORK 11501		
516-873-7278		
DATE: JANUARY 11, 2011	SCALE: 1"=16'	REF.NO.: K3235-003

THIS SURVEY WAS PREPARED FOR USE IN DISCLOSING INFORMATION FOR TITLE PURPOSES ONLY. THE OFFSETS OR DIMENSIONS SHOWN HEREON FROM THE STRUCTURES TO THE PROPERTY LINES ARE FOR SPECIFIC TITLE PURPOSES ONLY AND ARE NOT INTENDED TO GUIDE IN THE ERECTION OF FENCES, RETAINING WALLS, POOLS, PERIODS, PLANTING AREAS, ADDITIONS TO BUILDINGS AND/OR ANY OTHER CONSTRUCTION. NO LIABILITY IS ASSUMED BY JOSEPH NICOLETTI ASSOCIATES, PROFESSIONAL LAND SURVEYORS, P.C. FOR ANY USE OF THE DATA FOR CONSTRUCTION OF ANY NEW IMPROVEMENTS.

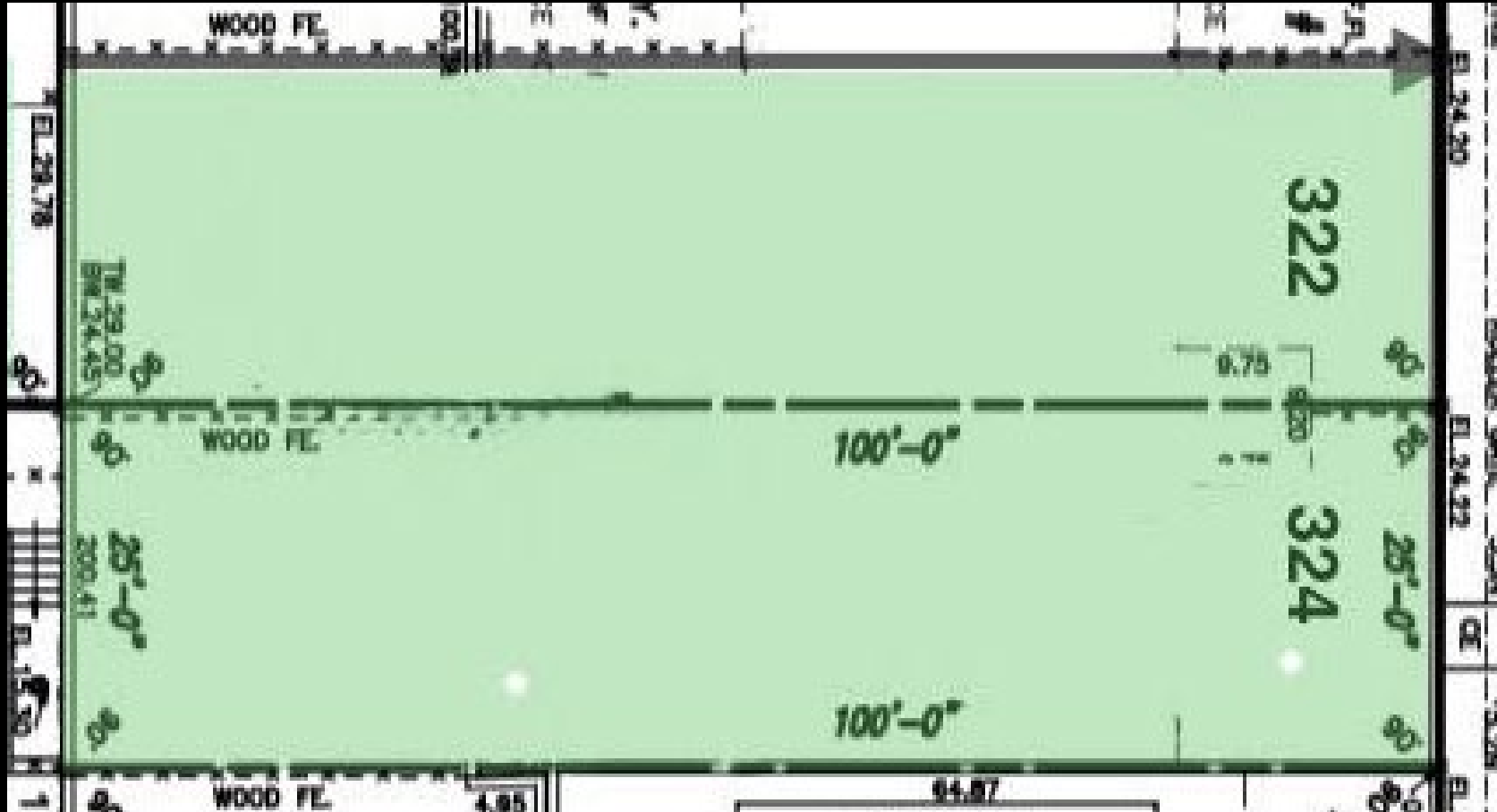
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DATE	REVISIONS	DEP.
JULY 2, 2012	SUBDIVISION (LOT 1236 & LOT 1237 ONLY)	

DRAWN BY: AQ/B.L.M.

FLOOR PLAN



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