

FLATBUSH, BROOKLYN NY

# 1159 FLATBUSH AVENUE



# SPACE DETAILS

## LOCATION

Corner of Flatbush Avenue and Vanderveer Pl

## SPACE

Basement: 2,300 SF

Ground Floor: 2,300 SF

Second Floor: 2,300 SF

## FRONTAGE

50 Feet Wraparound Frontage

## CEILING HEIGHT

10 Feet

## POSSESSION

Immediate

## ASKING RENT

Upon Request

## NEIGHBORS

Tex's Chicken & Burgers, SuperFresh Flatbush, Rancho Dominicano, District8, La Cabaña Rodríguez, Guac Time Mexican Grill, Taco Bell Cantina, Gap Factory, Diamond Braces, Rainbow Shops, Dunkin', Burlington

## TRANSPORTATION



## COMMENTS

- Corner Space with exposure on Flatbush Ave & Vanderveer Pl
- Previously a preschool, the property has a Certificate of occupancy for school with a capacity for 90 children.
- Finished rooftop available for outdoor space
- Heavy Foot Traffic
- All Uses Considered

# CONTACTS

## MEYER DAGMY

718-249-3613

m@modcre.com

## EDDIE MAMIYE

917-379-6719

e@modcre.com

## MIKE SUTTON

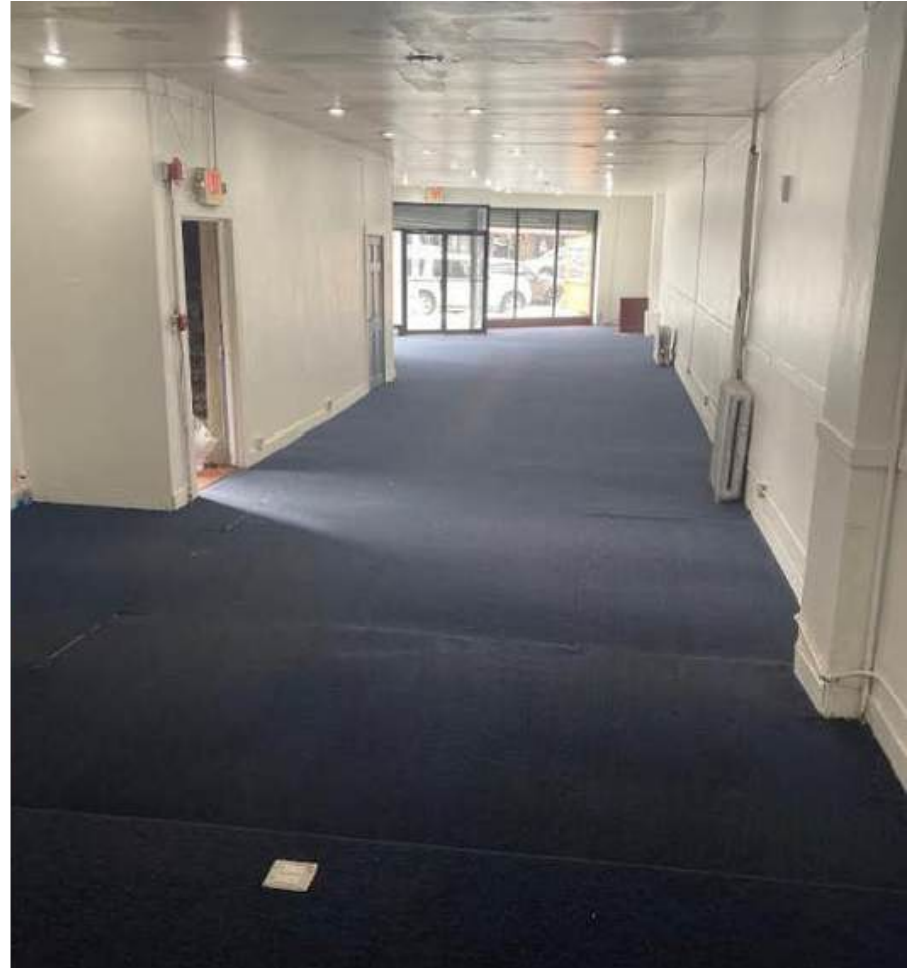
917-588-1000

mike@modcre.com



2774 CONEY ISLAND AVE, BROOKLYN, NY 11235

# INTERIOR IMAGES



## CONTACTS

### **MEYER DAGMY**

718-249-3613

m@modcre.com

2774 CONEY ISLAND AVE, BROOKLYN, NY 11235

### **EDDIE MAMIYE**

917-379-6719

e@modcre.com

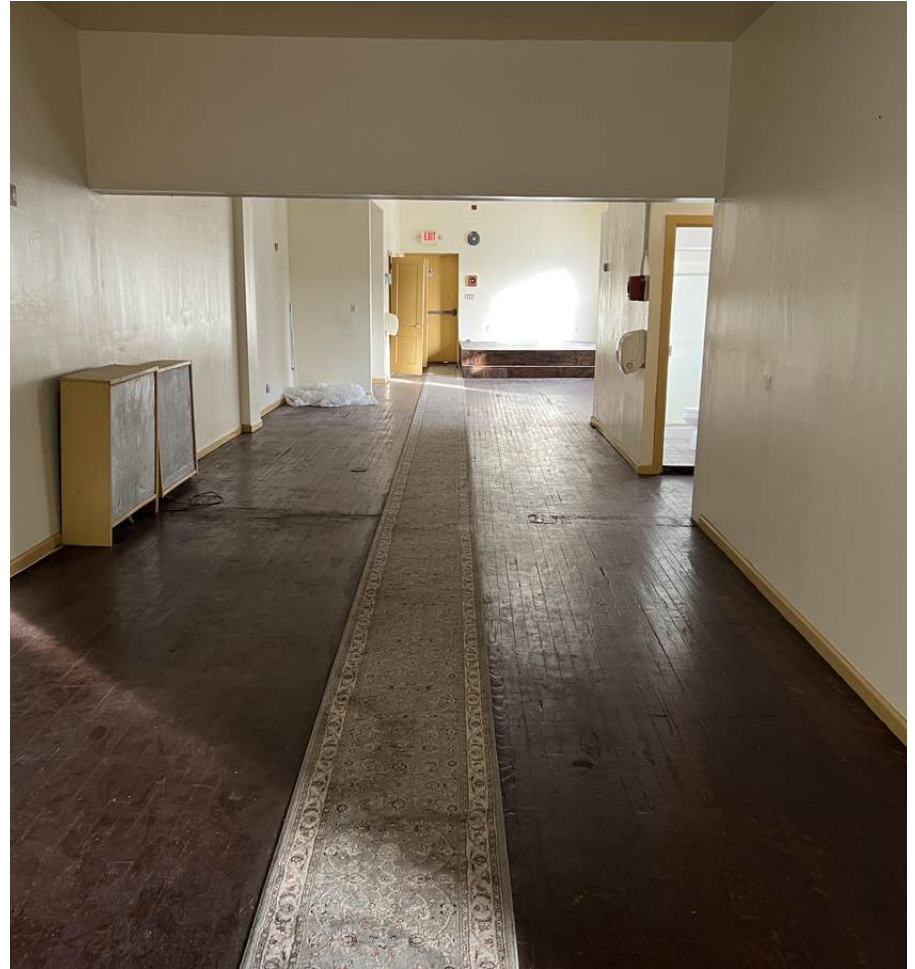
### **MIKE SUTTON**

917-588-1000

mike@modcre.com



# INTERIOR IMAGES



## CONTACTS

### MEYER DAGMY

718-249-3613

m@modcre.com

2774 CONEY ISLAND AVE, BROOKLYN, NY 11235

### EDDIE MAMIYE

917-379-6719

e@modcre.com

### MIKE SUTTON

917-588-1000

mike@modcre.com



# INTERIOR IMAGES



## CONTACTS

### MEYER DAGMY

718-249-3613

m@modcre.com

### EDDIE MAMIYE

917-379-6719

e@modcre.com

### MIKE SUTTON

917-588-1000

mike@modcre.com

2774 CONEY ISLAND AVE, BROOKLYN, NY 11235



# AREA MAP



## CONTACTS

### MEYER DAGMY

718-249-3613

m@modcre.com

2774 CONEY ISLAND AVE, BROOKLYN, NY 11235

### EDDIE MAMIYE

917-379-6719

e@modcre.com

### MIKE SUTTON

917-588-1000

mike@modcre.com

