

EXCLUSIVE

1285

Broadway
Bushwick, BROOKLYN

Between Greene Ave and Grove Street



FOR MORE INFORMATION CONTACT:

Avi Garma | President / Broker
MAG Realty Associates
D. 212.920.0226 x101
M. 347.935.0216
Avi@Magnyre.com

14,000 SF Retail Available

Approximate Size:
Ground 3,000-5,000 SF
Selling Lower Level 9,000 SF

Built:
1995

Asking Rent:
\$29.50/MG Blended

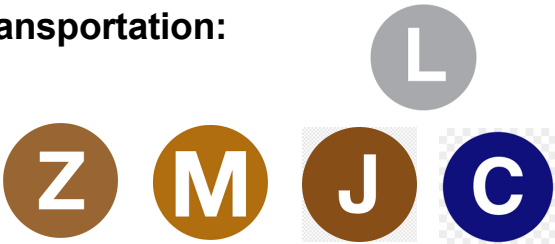
Term:
Negotiable

Possession:
Immediate

Frontage:
15 Feet

Ceiling Height:
Ground 15 Feet Approx.
LL 12 Feet Approx.

Transportation:



Comments:

- Steps from Train & Bus
- Many new residential developments emerging in the area.
- Current Tenant Kids Clothing Store
- High Ceilings
- Busy Shopping District
- HVAC Throughout

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MAG
REALTY ASSOCIATES
— REAL ESTATE REDEFINED —

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Neighboring Tenants



DUNKIN'



cricket
wireless



T Mobile



FAMILY DOLLAR

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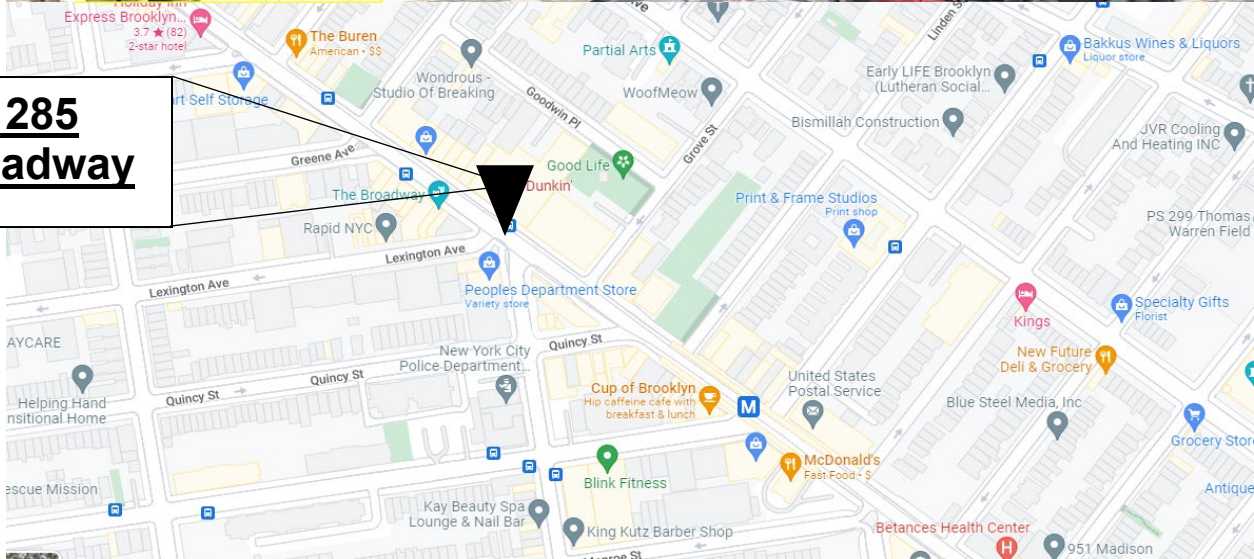
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Broadway



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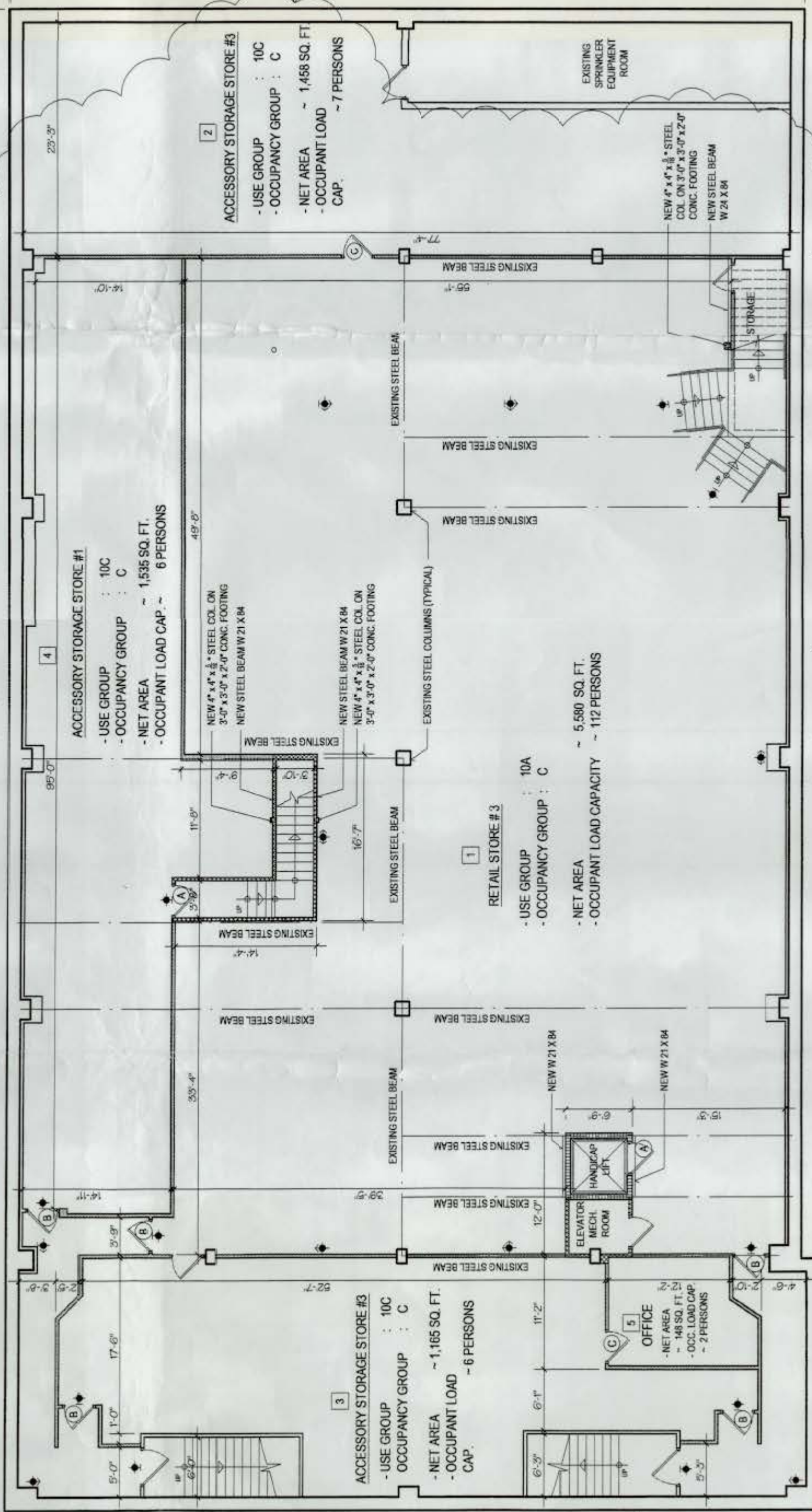
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ACCESSORY STORAGE STORE #1

- USE GROUP : 10C
- OCCUPANCY GROUP : C
- NET AREA ~ 1,535 SQ. FT.
- OCCUPANT LOAD CAP. ~ 6 PERSONS

ACCESSORY STORAGE STORE #3

- USE GROUP : 10C
- OCCUPANCY GROUP : C
- NET AREA ~ 1,458 SQ. FT.
- OCCUPANT LOAD CAP. ~ 7 PERSONS

RETAIL STORE #3

- USE GROUP : 10A
- OCCUPANCY GROUP : C
- NET AREA ~ 5,580 SQ. FT.
- OCCUPANT LOAD CAPACITY ~ 112 PERSONS

ACCESSORY STORAGE STORE #3

- USE GROUP : 10C
- OCCUPANCY GROUP : C
- NET AREA ~ 1,165 SQ. FT.
- OCCUPANT LOAD CAP. ~ 6 PERSONS

OFFICE

- NET AREA ~ 148 SQ. FT.
- OCC. LOAD CAP. ~ 2 PERSONS

EXISTING SPRINKLER EQUIPMENT ROOM

NEW 4" x 4" x 1/8" STEEL COL. ON 3'-0" x 3'-0" x 2'-0" CONC. FOOTING
NEW STEEL BEAM W 24 X 84

NEW 4" x 4" x 1/8" STEEL COL. ON 3'-0" x 3'-0" x 2'-0" CONC. FOOTING
NEW STEEL BEAM W 21 X 84

NEW 4" x 4" x 1/8" STEEL COL. ON 3'-0" x 3'-0" x 2'-0" CONC. FOOTING

ELEVATOR MECH. ROOM
HANDICAP LIFT

STORAGE