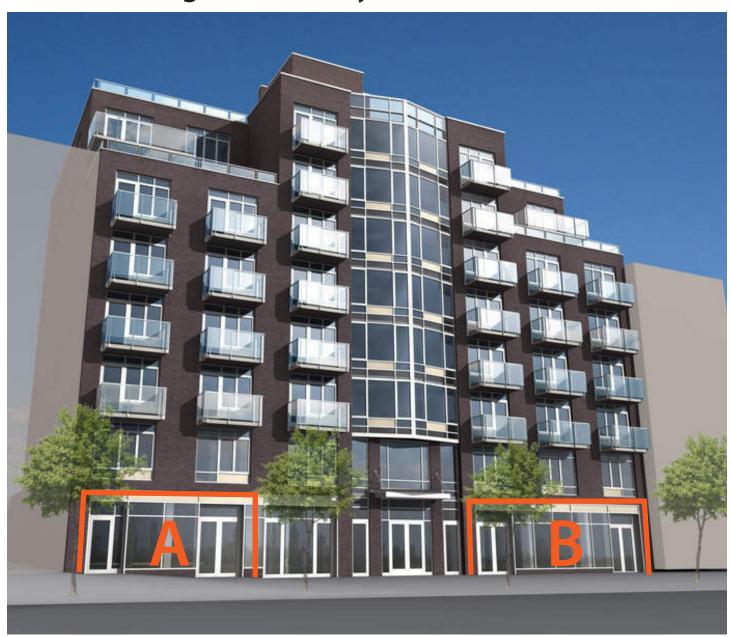
Between Ridge & Attorney Streets



FOR MORE INFORMATION

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Space A

Ground 2,700 SF I ower I evel 2,200 SF

Space B

Ground 4,200 SF Lower Level 2,700 SF

ASKING RENT

Upon Request

FRONTAGE

Space A 20' on Stanton Street 35' on Stanton Street Space B

SITE STATUS

Currently Vacant

POSSESSION

Immediate

TRANSPORTATION









Delancey/Essex Street

COMMENTS

- All uses considered
- Space can be leased to one entity or subdivided
- Commissary ready
- WILL BEAT ANY PRICE IN AREA!

NEIGHBORING TENANTS

- **Nebulous Gaming**
- Stanton Straight Yoga Studio





- Keycafe
- P.S. 140 & 142
- Donnybrook
- Minnie's
- Ivan Ramen
- CoCo Bubble Tea
- T-Mobile
- AT&T
- **Burger King**
- **Dunkin' Donuts**
- 7-Eleven
- Holiday Inn



T · · Mobile







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Ground Floor Includes

- Bathrooms
- 12' High Ceilings
- Kitchen Commissary Ready
- Cooking Vent (vents to main roof)
- Roof Hatch Heating & Air
- Conditioner Units Vented
- All Glass Storefront
- Two Means of Egress



Lower Level Includes

- Bathrooms
- 10' High Ceilings
- Separate Staircases
- Grease Traps (4'x8'x4')
- Floor Drains throughout
- Heating & Air Conditioning Units
- Mechanical Closets
- Two Means of Egress
- Separate Entrance (private entrances on Stanton and on Ridge Street)



