

176-192 KINGS HIGHWAY

BETWEEN WEST 11TH AND WEST 12TH STREET | GRAVESEND BROOKLYN



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SIZE

Ground Floor **5,700 SF**

Lower Level **5,200 SF**

FRONTAGE

385'

CEILING HEIGHT

15' for Ground Floor

8' for Lower Level

ASKING RENT

Upon Request

POSSESSION

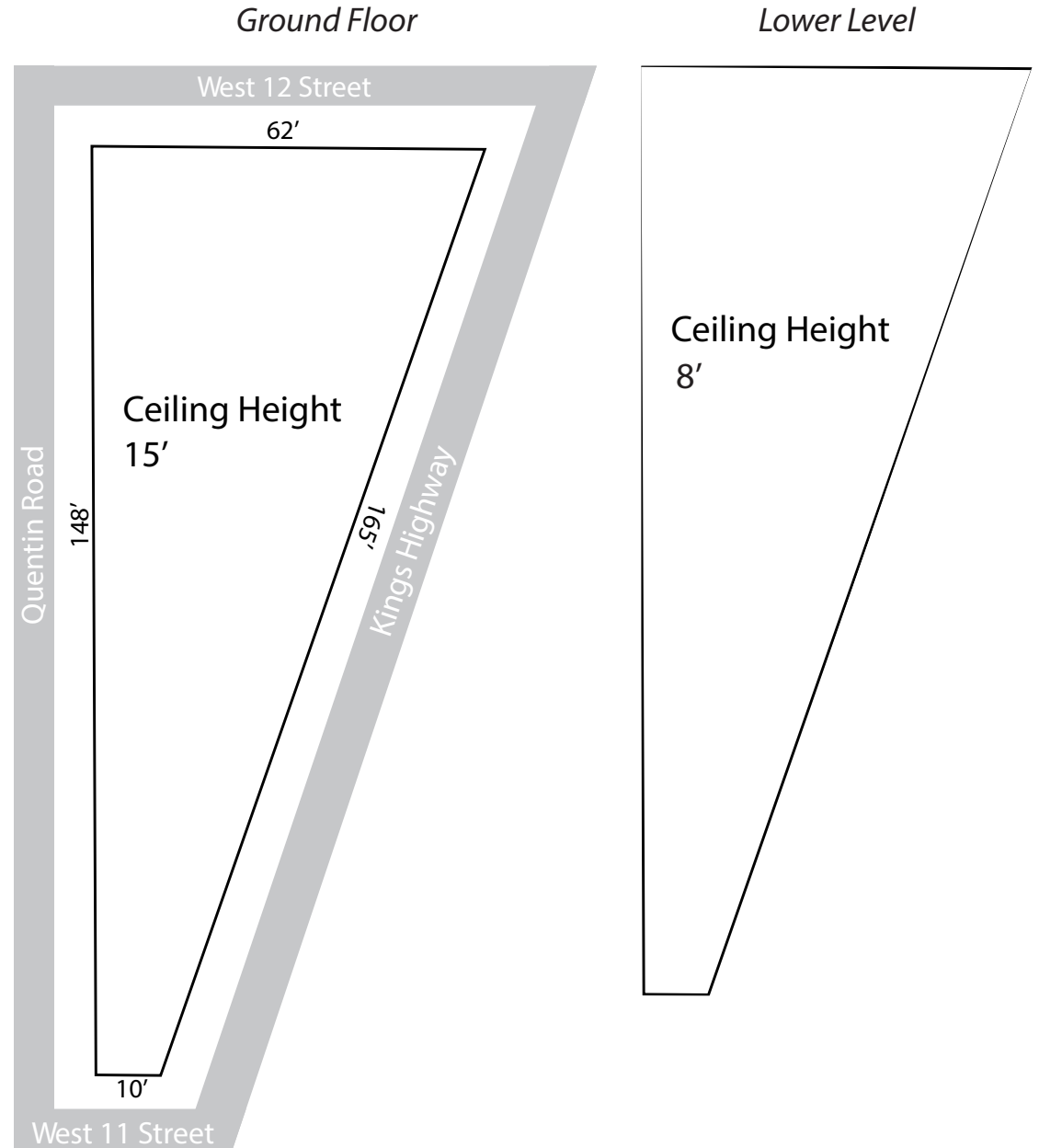
Immediate

TRANSPORTATION

N

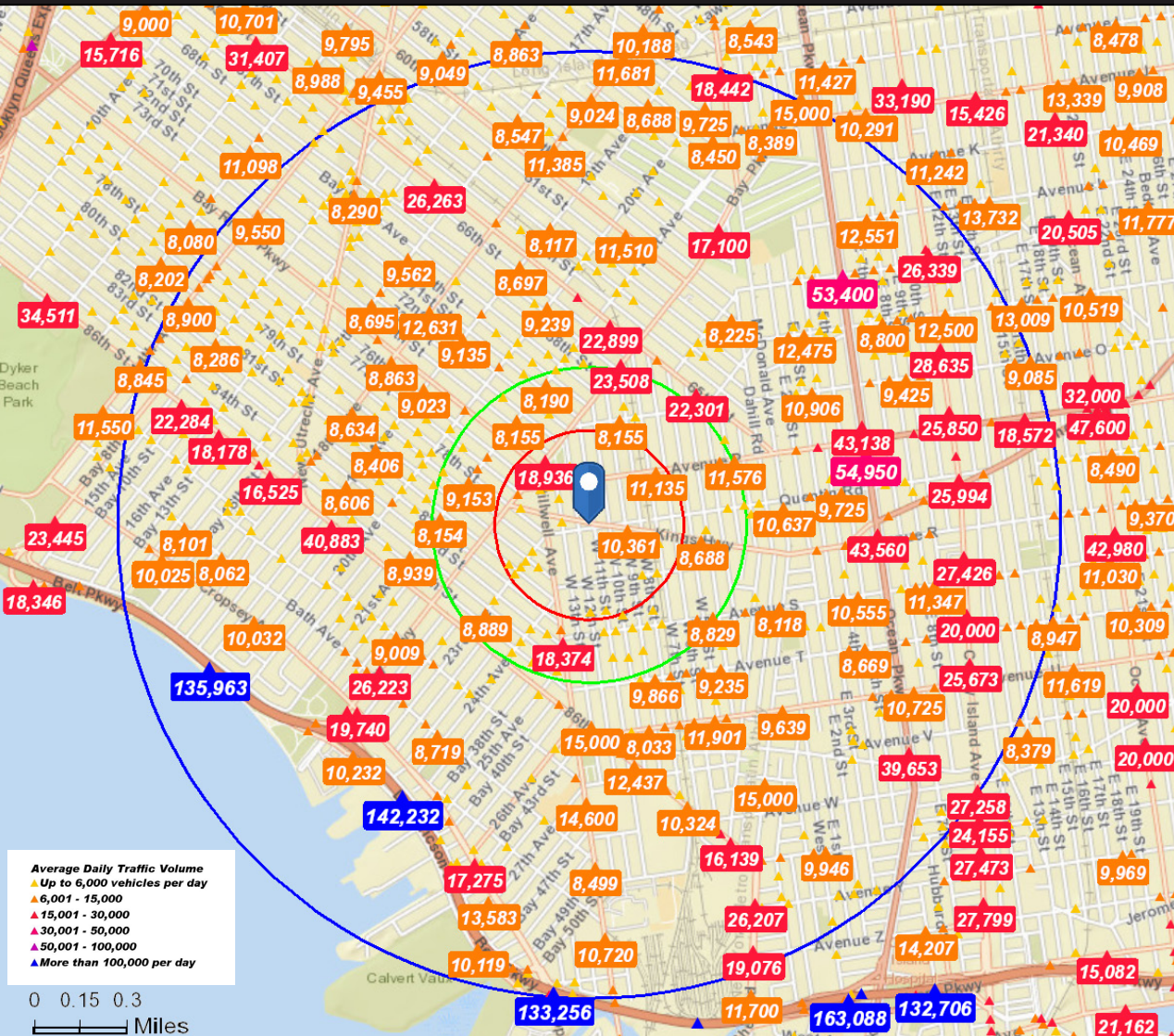
COMMENTS

- High ceilings
- High volume car traffic tremendous exposure
- Close proximity to ten schools within five minute walk
- Venting and food is allowed
- Multiple new residential developments in the area
- Space can be divided
- Lower level has a separate entrance



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UNDER 10 MINUTE WALK

- Magen David - **0.3 Mi**
- Jewish Community Center (Modern Jewish HS) - **0.3 Mi**
- Yeshiva Ohel Moshe - **0.4 Mi**
- Beth Hatalmud Yeshiva - **0.6 Mi**
- IS 96 - **0.2 Mi**
- Library - **down the block**
- Brooklyn School of Real Estate - **across the street**
- Little Scholars (pre school) - **down the block**
- Brooklyn Daycare - **down the block**
- Brooklyn school of inquiry - **0.2 Mi**
- Garden of Eden home for adults - **0.2 Mi**
- New school being built - **across the street**



KASSIN SABBAGH REALTY
 1385 Broadway 22nd floor
 New York, NY 10018
 (212) 417 - 9217
 www.ksrny.com

CONTACT OUR BROKER(S) FOR MORE INFORMATION

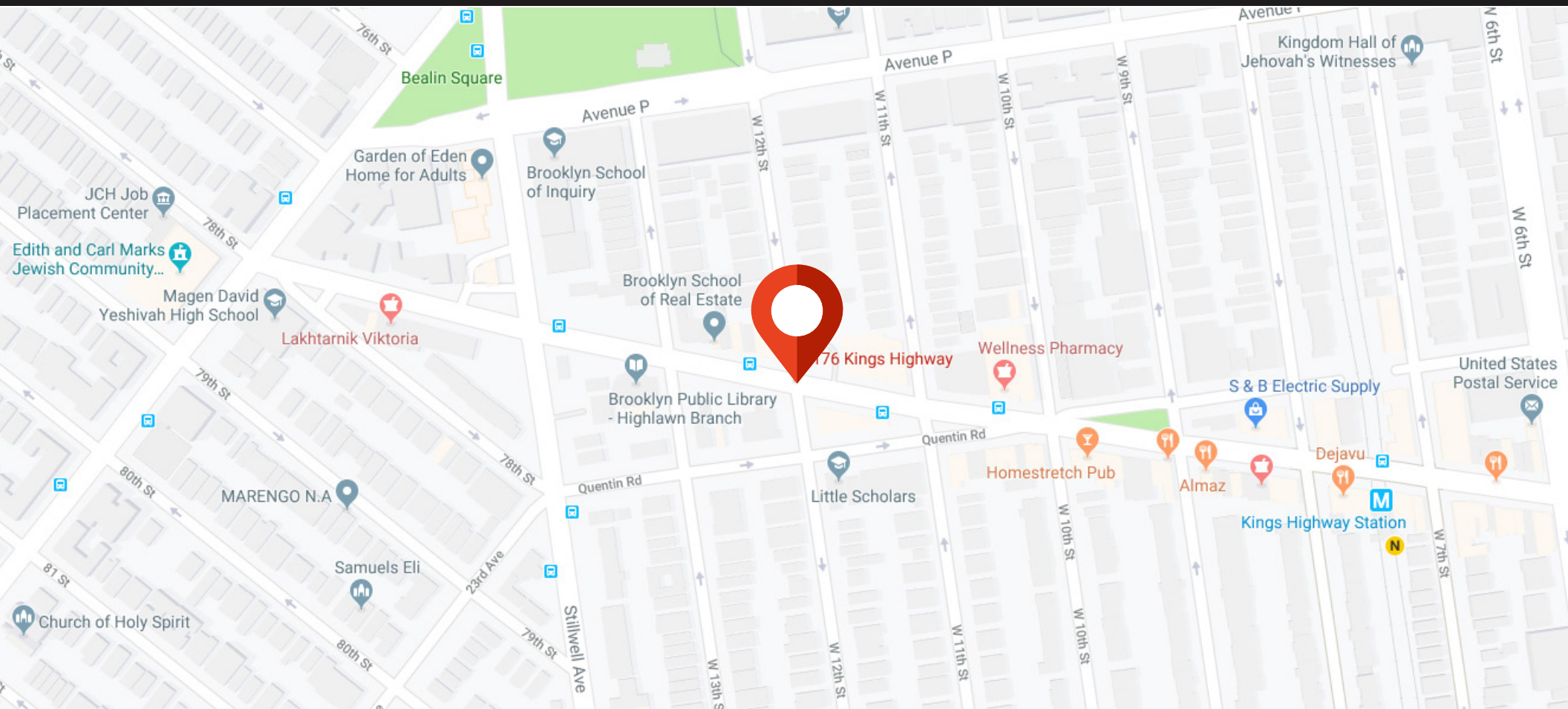
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NEIGHBORS



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