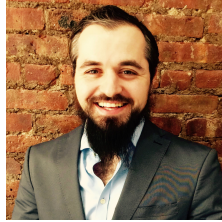




Welcome to 635 4th Avenue

First Floor - Commercial
Brooklyn, NY 11232



Zjama Rogatsky
Licensed Real Estate Broker
Zjama Realty Corp
Mobile (917) 865-1503
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160 Parkside Ave, Brooklyn, NY 11226-6133

635 4th Avenue Commercial space
\$60 /SF/Yr

Located in the hottest and fast growing section of Brooklyn! Busy corner in South Slope/ Greenwood!

Short walk to D, F, G, N,R and W train !
Right off Prospect Expy!

This fabulous building boasts with 72 residential units spreads.

-4,200 SQFT

-Floor to ceiling windows that give this space that extra exposure and amazing sunlight!

-Polished concrete floors!

- ADA compliant brand new bathrooms!

- Storage rooms!

- Open view plan!

- Turnkey!

- Amazing foot traffic!

- Big Street access doors!

GREAT FACT:

Thanks to our professional & great design team, this beautiful space is ready built and laid out to fit, if necessary, smaller businesses, and subdivide it into smaller spaces and all its features!



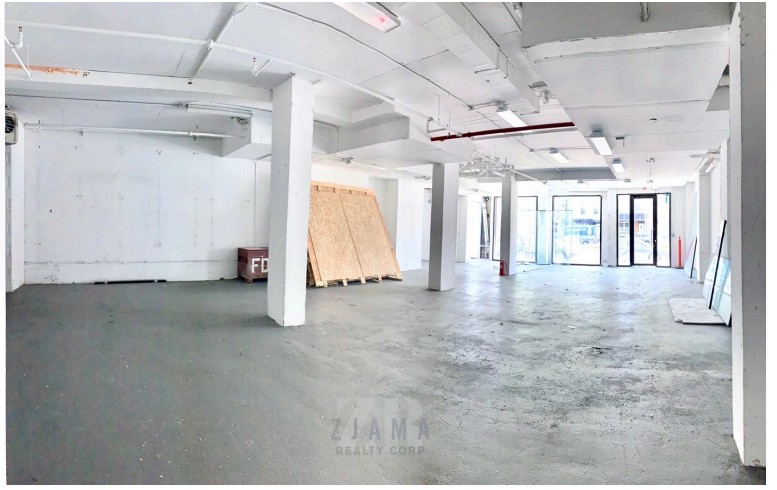
Rental Rate:	\$60 SF/Yr
Min. Divisible:	700 SQFT
Property Type:	Multifamily Apartments
Property Sub-type:	Commercial
Apartment Style:	Modern
Year Built:	2014



1st Floor

1F

Space Available	4,200 SF
Rental Rate	\$60 /SF/Yr
Date Available	30 Days
Service Type	Negotiable
Built Out As	N/A
Space Type	Relet
Space Use	Retail
Lease Term	Negotiable



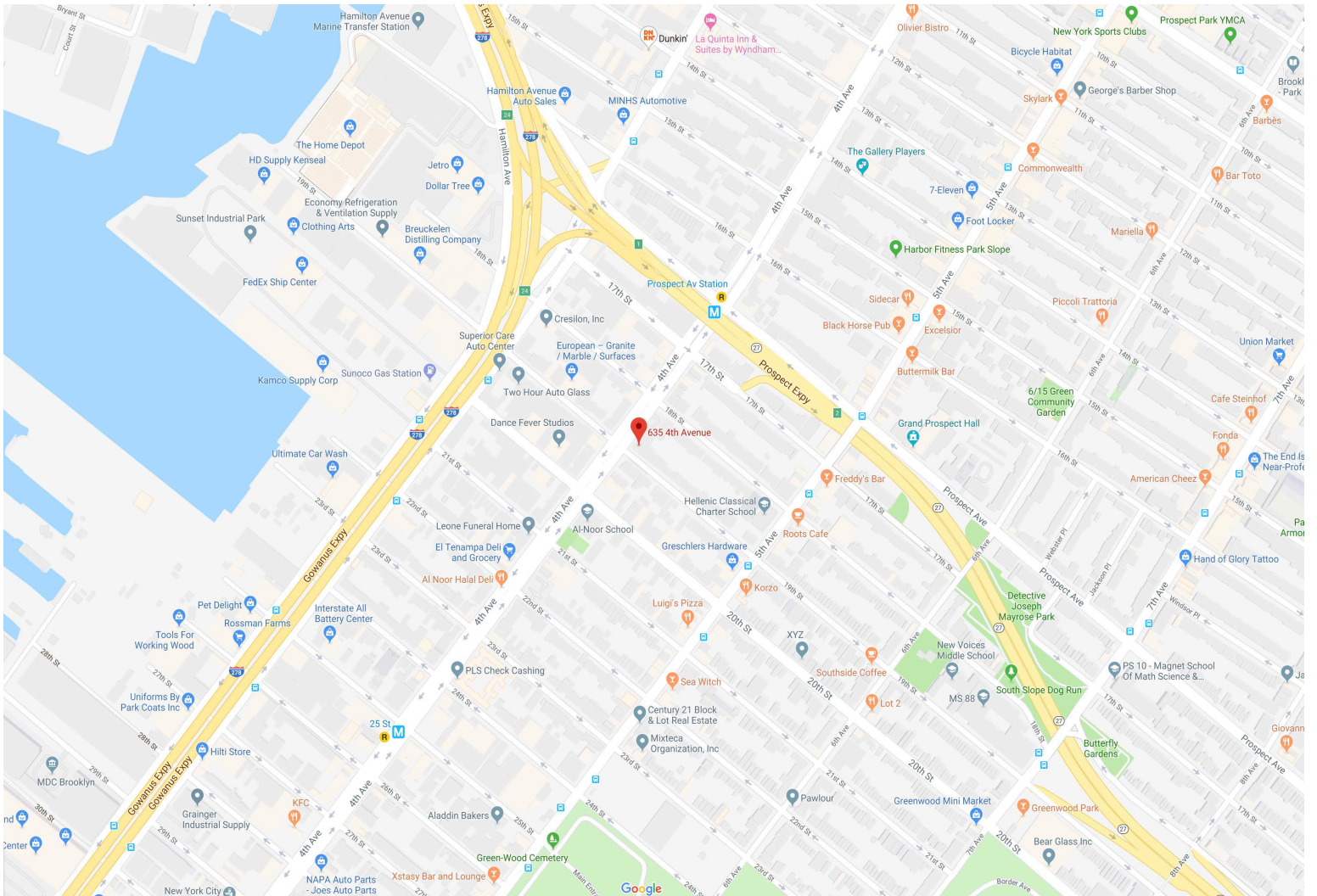
Lower Level

LL

Space Available	3,200
Rental Rate	\$35 /SF/Yr
Date Available	LEASED!
Service Type	Triple Net
Built Out As	
Space Type	
Space Use	Doggy Daycare
Lease Term	N/A



Street map (neighboring stores, highways and trains!)



Property Photos



Fabulous sunlight throughout the whole floor



Part of Store Front window- fluent foot traffic

Property Photos



Big & spacious open view plan



*Big & spacious
Passage to other space*

Property Photos



Entire Storefront View
88.2 feet Frontage



Luminous and polished space

Property Photos



Storage space in the back of the store



ADA compliant brand new beautiful bathroom



Your Friend in Real Estate