



Long Term Triple Net Lease

50-Foot Frontage | Three 5,000 SF Floors + Full Basement

Two Fire-Rated Stairways and Freight Elevator

1125-1127 MYRTLE AVENUE

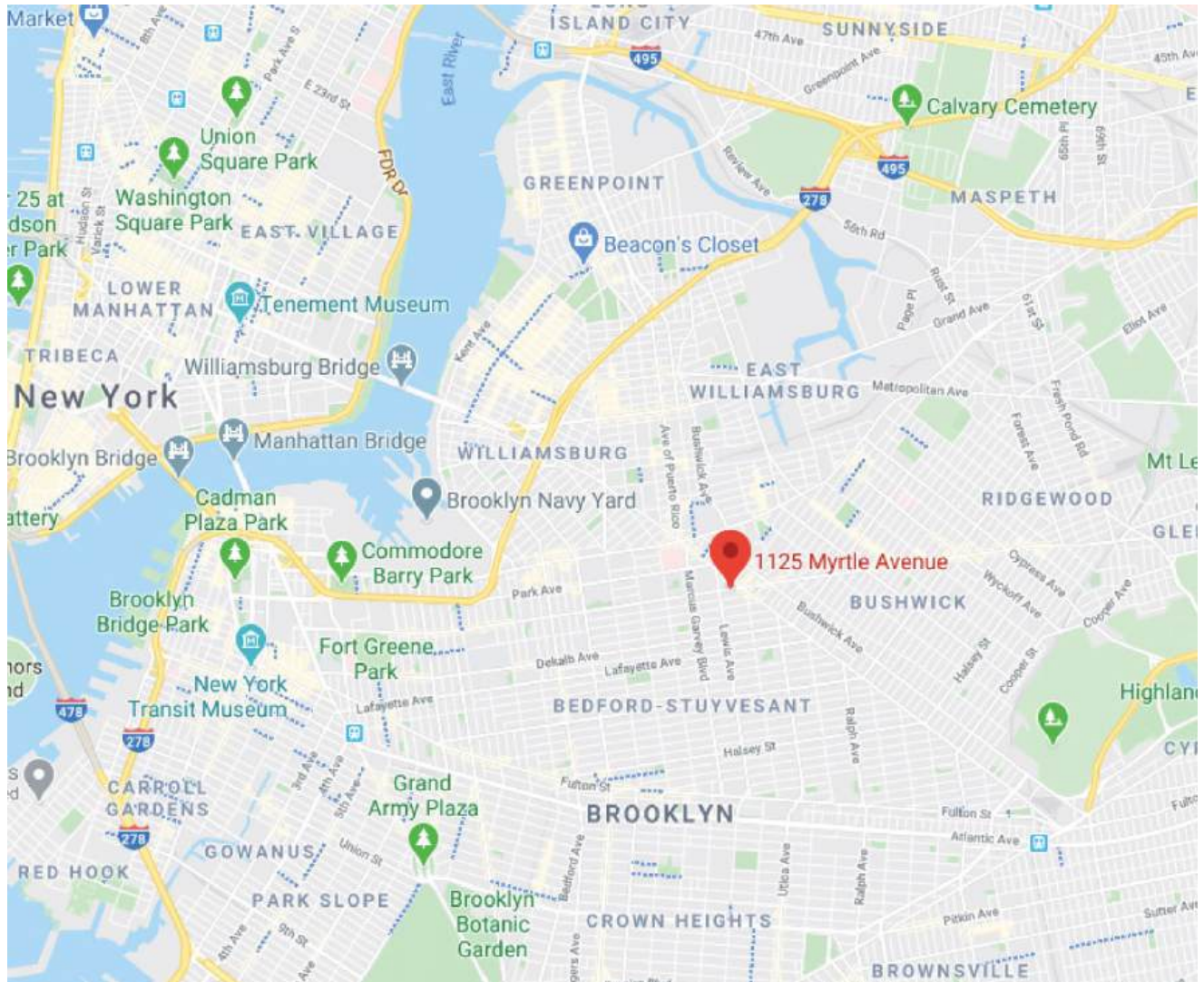
BROOKLYN, NY

Block 1584 Lot 37

North Side between Broadway and Lewis Avenue

Ground Level.....**5,000 SF**
 Ground Level Ceiling.....**14'**
 2nd Floor.....**5,000 SF**
 2nd Floor Ceiling.....**12'**
 3rd Floor.....**5,000 SF**
 3rd Floor Ceiling.....**12'**
 Basement.....**5,000 SF**
 Basement Ceiling.....**8'**
 Possession.....**Arranged**
 Asking Price.....**Please Inquire**

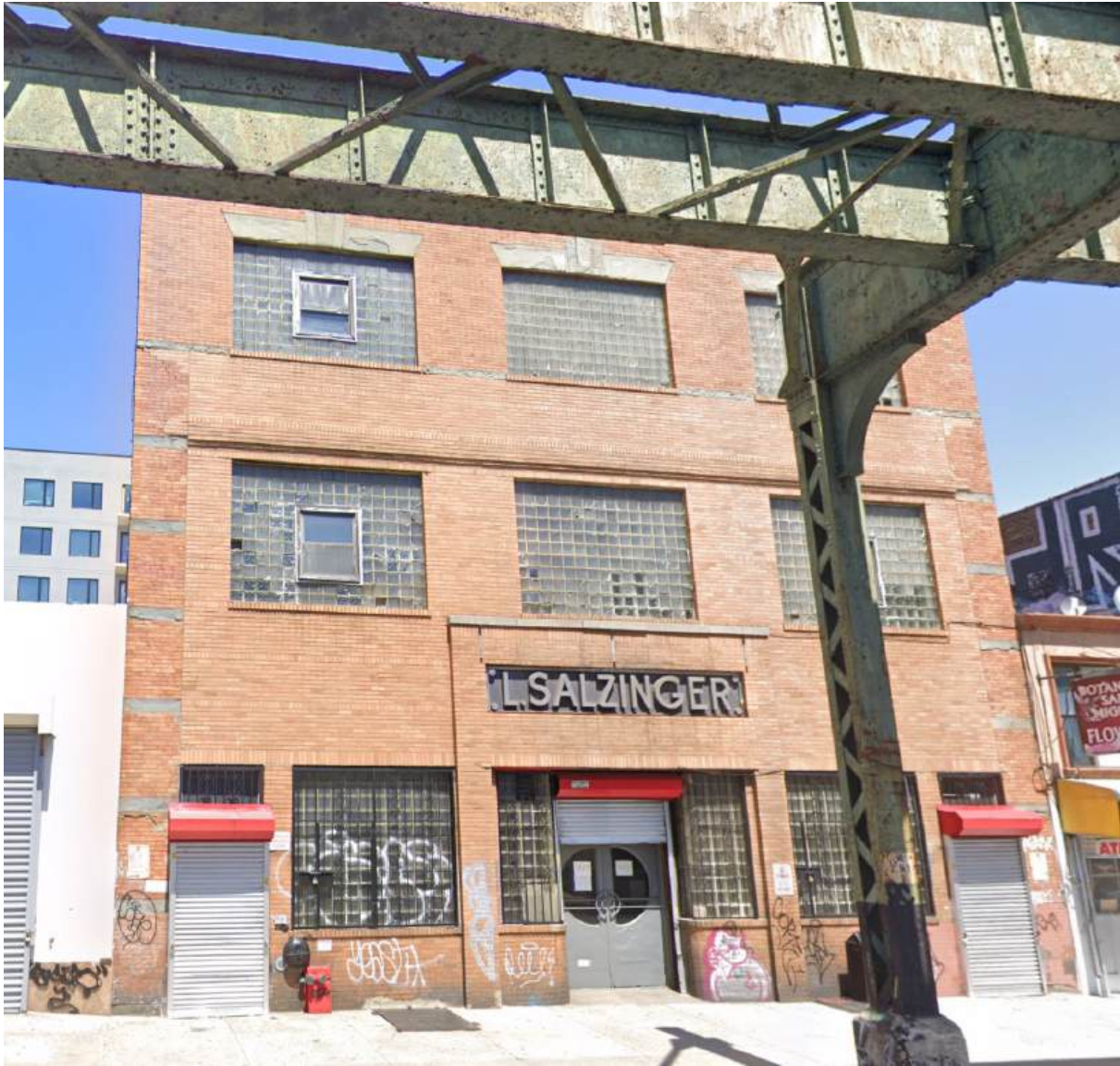




- Entire building for sale or NNN lease to single tenant
- Delivered in as-is condition
- Two fire-rated stairwells
- One freight elevator (serves all floors)
- Fully sprinklered
- Updated gas boiler, electric
- Four electric meters, one per floor + PPL
- New windows, new bathrooms on first and second floor
- Tax Class: 4



- 300-feet to Myrtle Ave JMZ subway
- Proximity to Manhattan via Williamsburg Bridge / Manhattan Bridge
- Border of Bed-Stuy / Bushwick



1125-1127
Myrtle Avenue

Please Contact:
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