

VERADA

613 4th Ave

South Slope

Prime Retail
Opportunity



At 613 Fourth Avenue, you'll find yourself right in the middle of Brooklyn's vibrant South Slope neighborhood. The population concentration around 613 4th Ave. has grown rapidly in recent years. In response, numerous new residential buildings have been constructed, and many more have been renovated to house the increasing number of people settling in the area. Along with this growth, there has been a proliferation of amenities such as restaurants, bars, and cafes.

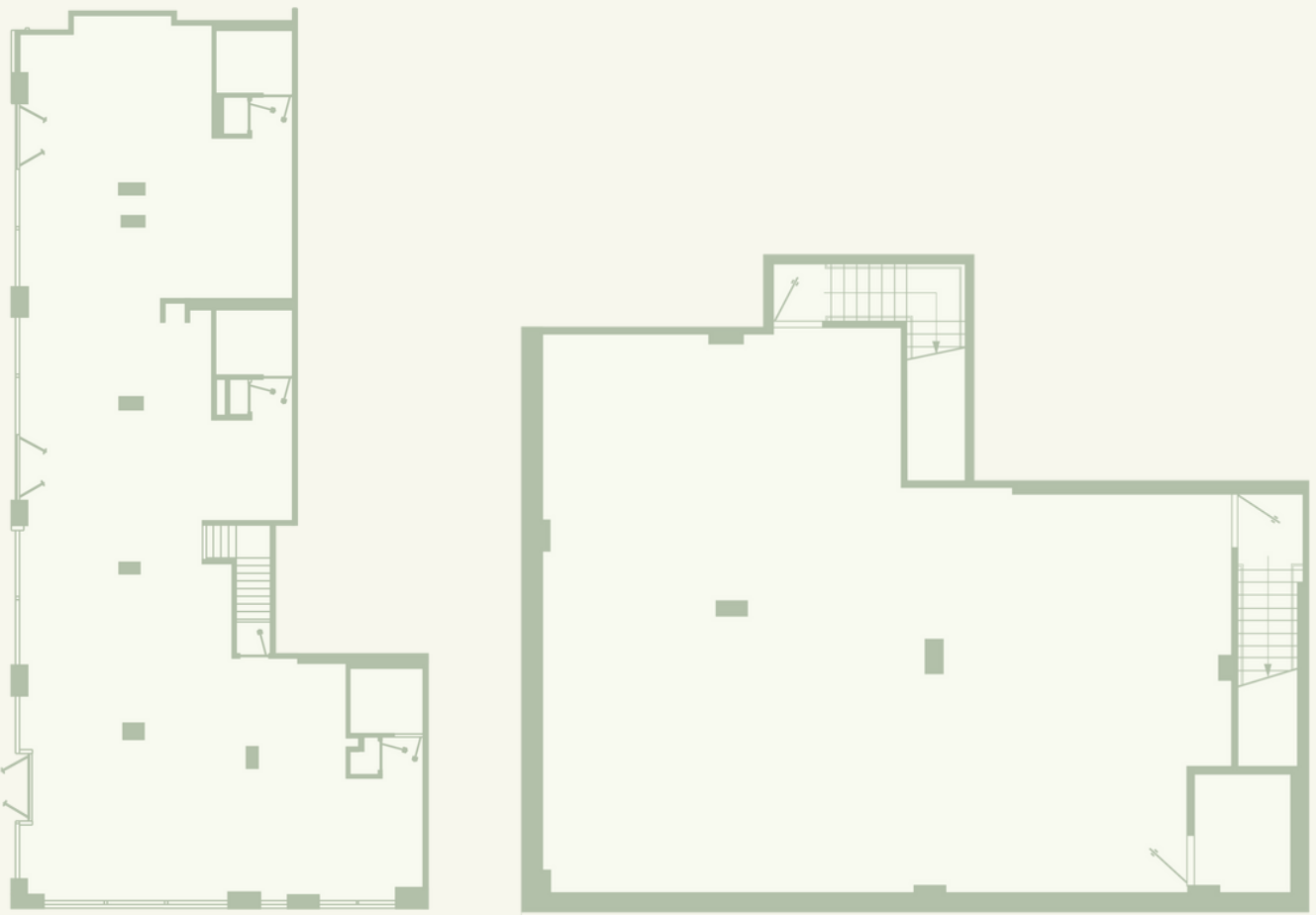
Additionally, the area is very well connected to the rest of Brooklyn and Manhattan by public transportation, with multiple subway and bus lines serving the neighborhood. The Prospect Ave subway station is conveniently located right next to 613 4th Ave.

This prime commercial space offers 3,172 SF on the ground floor and 1,633 SF on the lower level, with subdivisible options available. It presents an excellent purchase opportunity for an end user, with an asking price of \$2.5M, or for lease at \$60/SF. The owner is highly motivated to strike a deal, making this an opportunity you don't want to miss!

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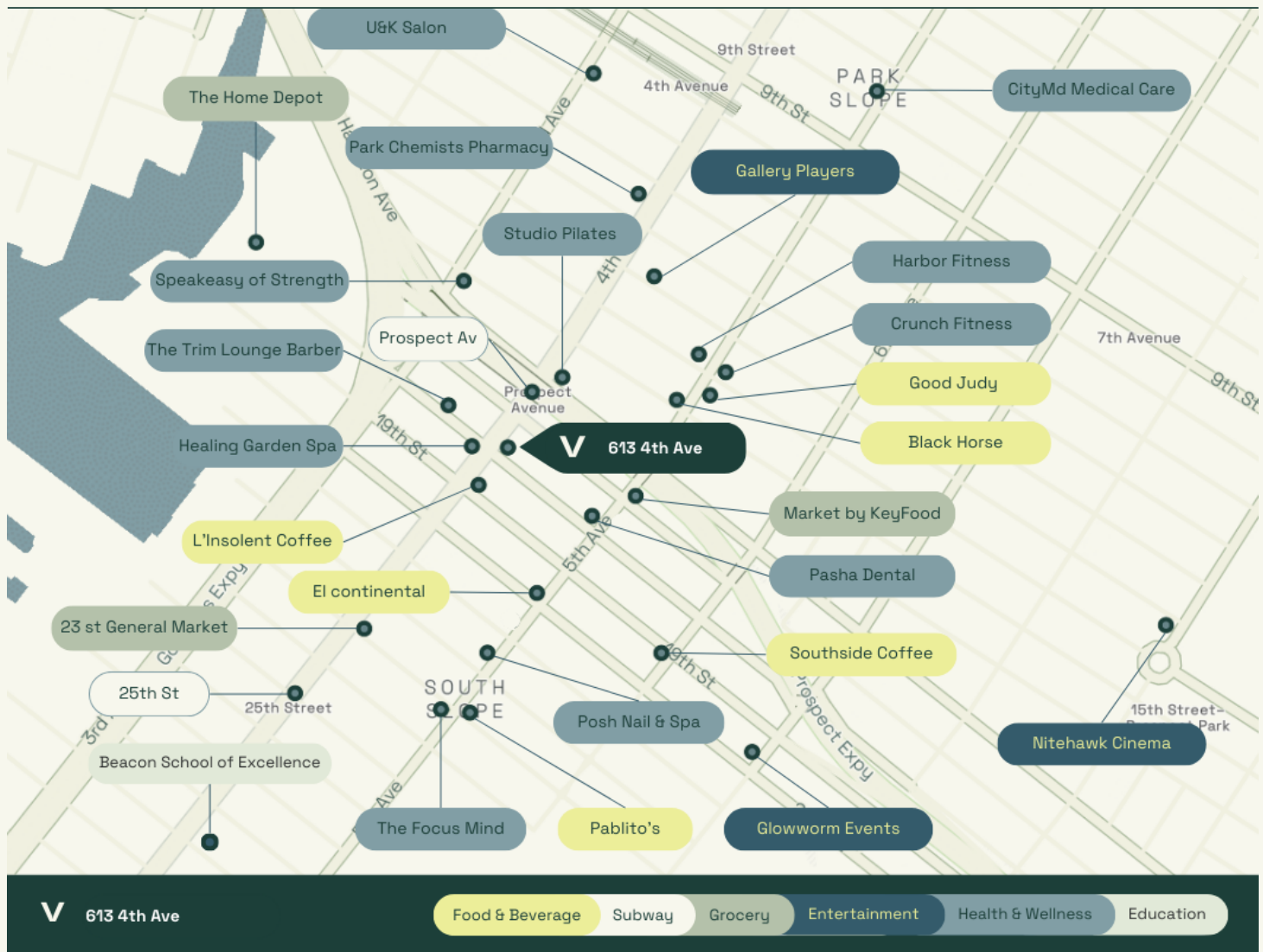


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Square Footage	Total: 4,805 SF
Ground Floor	3,172 SF
Lower Level	1,633 SF
Ceiling Heights	12 FT
Total Frontage	85 FT
Features	Brand new HVAC and utility stack Two ADA bathrooms Two private stairways connecting lower level and ground floor
Market Consessions	Ownership will provide market concession for qualified tenant
Divisible	Yes
Asking Price	For Lease: \$60 PSF For Sale: \$2,500,000

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Neighborhood Description:

- Situated on a prominent corner of 4th Ave in the vibrant South Slope neighborhood.
- Brand new development | 74 luxury condos above
- Excellent co-tenancy: Mezquila Bar & Tapas, Half Moon Express, Park Slope Veterinary Center, Yoko's Daycare
- Subway: Located one block from the R train

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