

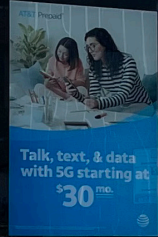
# 491

MYRTLE AVENUE

CLINTON HILL, BROOKLYN



SPRINKLER SYSTEM THROUGHOUT BUILDING  
FIRE DEPARTMENT CONNECTION



AUTOMATIC SPRINKLER SHUT OFF VALVE 10 FEET OPPOSITE THIS SIGN

# 491

MYRTLE AVENUE

BROOKLYN, NY 11205

LOCATED BETWEEN HALL &  
REYERSON STREETS

## SIZE (APPROX.)

GROUND FLOOR 1,190 SF  
BASEMENT 769 SF

## CEILING HEIGHTS

GROUND FLOOR 15 FT

## FRONTAGE

11 FT ON MYRTLE AVENUE

## POSSESSION

APRIL 2024

## ASKING PRICE

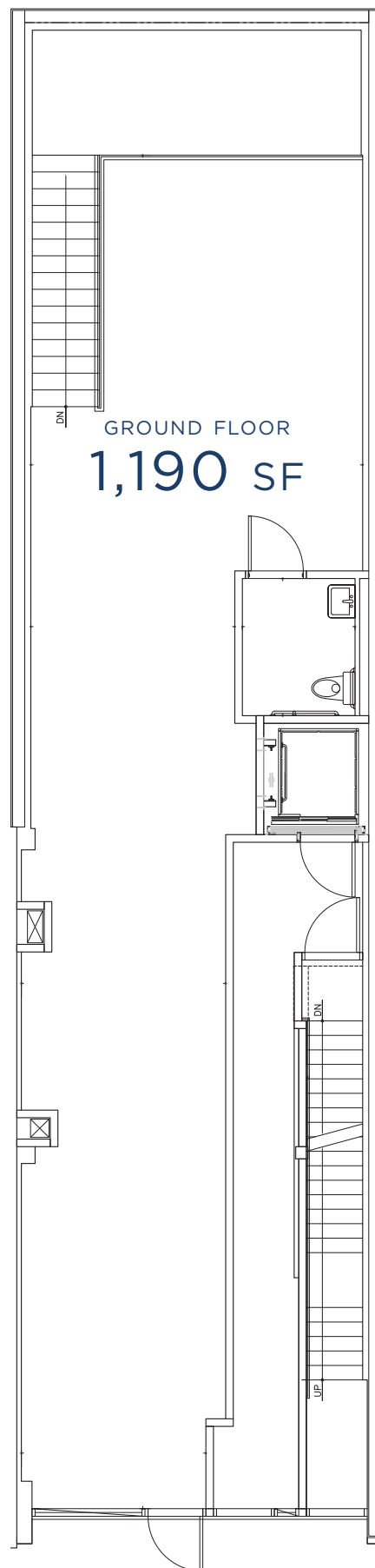
UPON REQUEST

## COMMENTS

- CURRENTLY AT&T
- ACROSS THE STREET FROM PRATT INSTITUTE
- RETAIL READY WITH ADA BATHROOM AND HVAC
- ALL NON-VENTED USES CONSIDERED

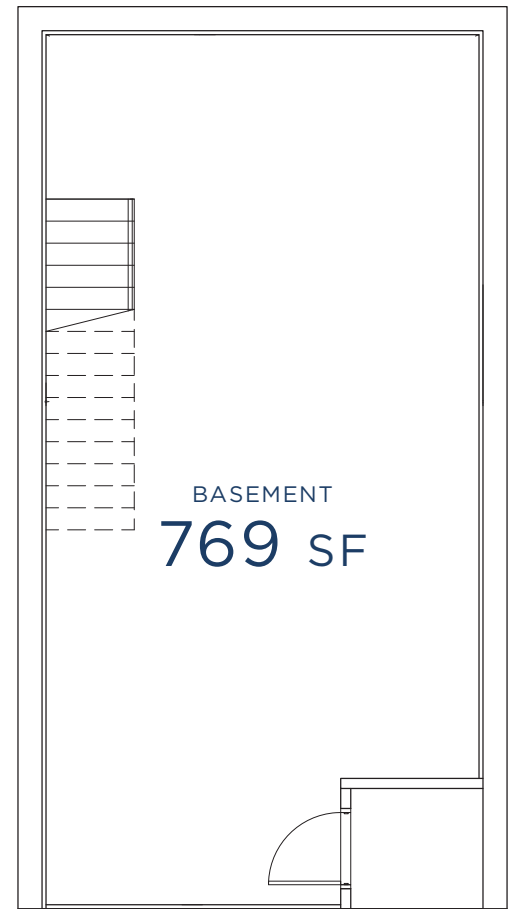
## NEIGHBORS

KEY FOOD, BLICK ART MATERIALS, BOND VET, MEDRITE URGENT CARE, DOGTOPIA, BERGEN BAGELS, THE DERMATOLOGY SPECIALISTS, SOCO, PETEE'S CAFE, CALYER, CKO KICKBOXING, CASA NONO, SOMETHIN ON MYRTLE, DUN HUANG MISS NOODLES, JJ KITCHEN, OSTERIA BROOKLYN



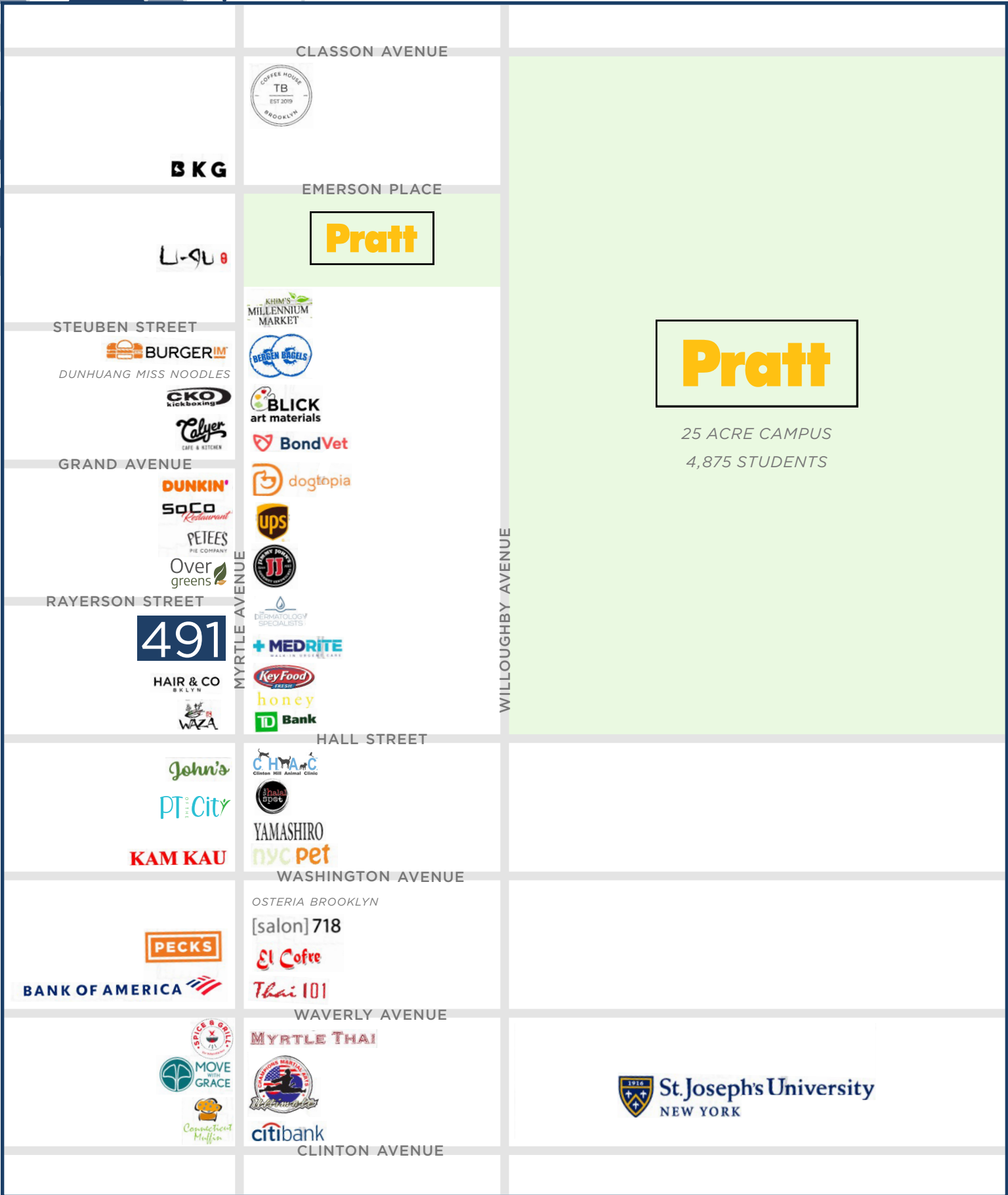
11'

MYRTLE AVENUE



BASEMENT  
769 SF





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