



# 208 IRVING AVENUE BROOKLYN, NY

Between Himrod Street and Harman Street

**APPROXIMATE SIZE**

1,300 SF w/ Yard + Full Basement

**ASKING PRICE**

Upon Request

**OCCUPANCY**

Immediate

**TRANSPORTATION**

**M L J Z**

**FRONTAGE**

25 FT

**TERM**

Negotiable

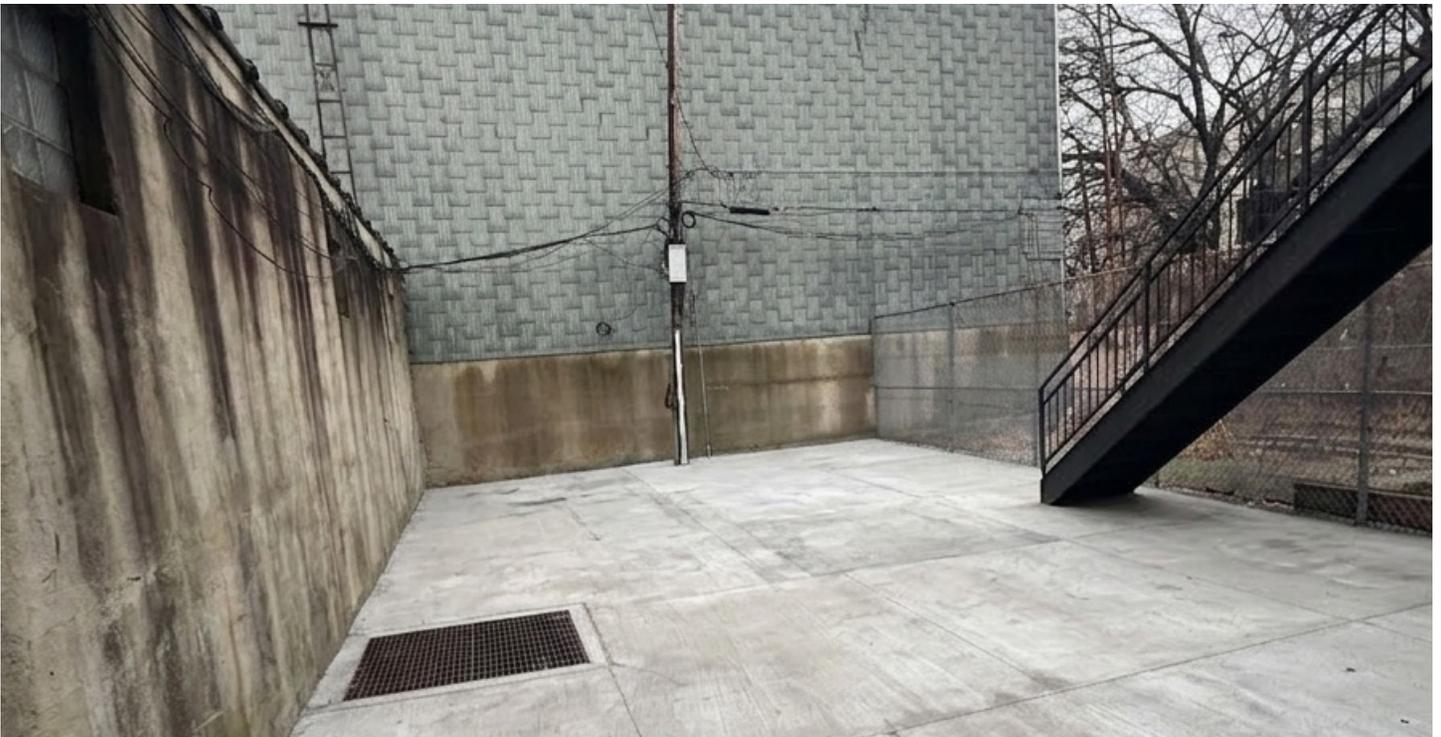
**COMMENTS:**

- Prime Bushwick Location with great foot and driving traffic
- Beautiful, newly renovated vanilla box with glass frontage / natural light
- Private Yard Space, ADA Bathroom, New Split Units
- Plug & Play Suitable for Several Types of Users

## INTERIOR PHOTOS



## PHOTOS



## NEIGHBORS



45 Broadway  
29th Floor  
New York, NY 10006  
718.360.8801

**IPRG**  
RETAIL LEASING

**BEN BIBERAJ**  
President of Retail Leasing  
703.434.1461  
bbiberaj@iprg.com

**BRANDON EFAP**  
Senior Director  
917.312.0291  
befap@iprg.com

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage, age, zoning, lot size are approximate. Buyer must verify the information and bears all risk for any inaccuracies, including the regulatory status of apartments. Any projections, opinions, assumptions or estimates used herein are for example purposes only and do not represent the current or future performance of the property.