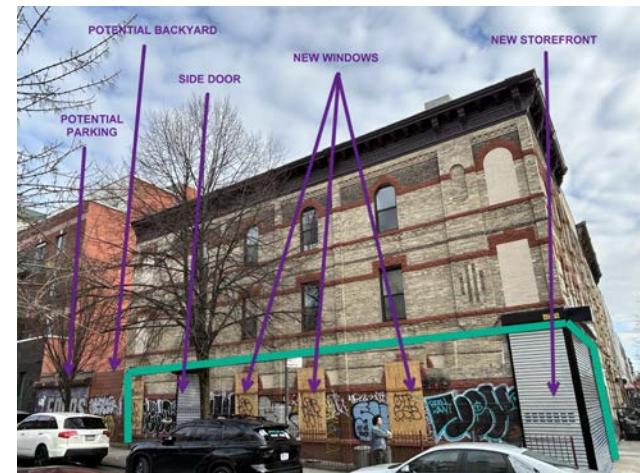


203 Irving Ave – Brooklyn, 11237

**1,400 Sq Ft Ground Floor Retail + Basement  
Medical, School, Non-profit, Religious, Community Facility \***

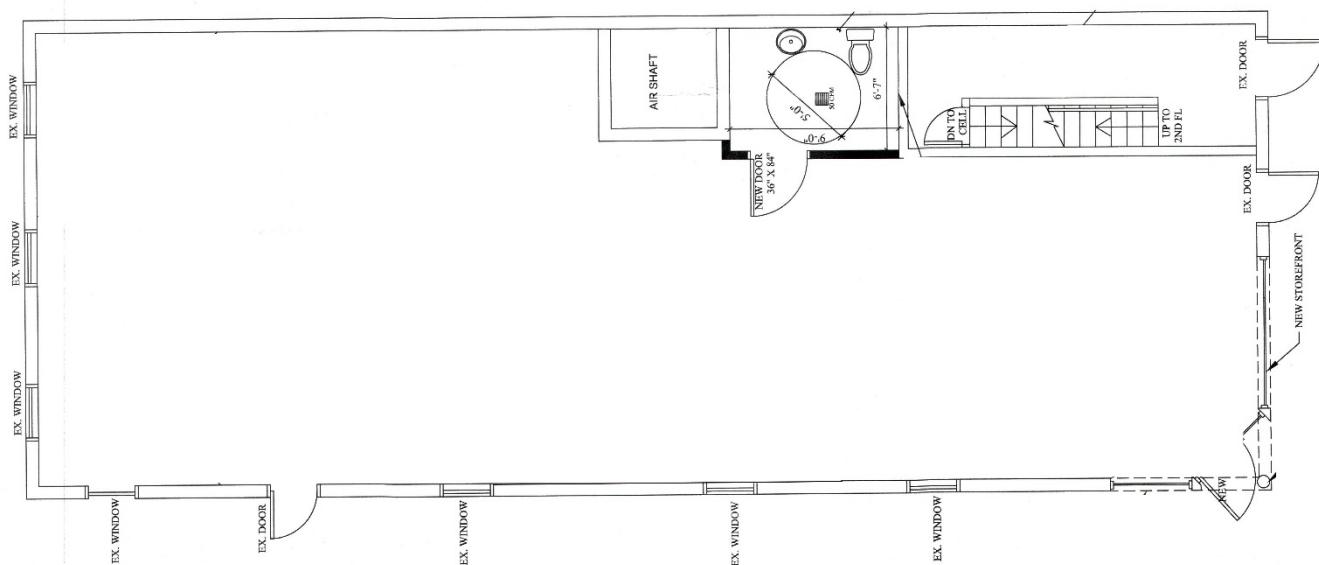


CORNER RETAIL LEVEL  
BEAUTIFUL NEW STOREFRONT GLASS & GATE  
13-FOOT OPEN CEILING  
700 SF BASEMENT ACCESSIBLE VIA STORE  
NEW PLUMBING AND ELECTRIC

WINDOWS ON 3 SIDES – NATURAL LIGHT  
2-CAR PARKING MAY BE ADDED  
SMALL BACKYARD POSSIBLE  
RESTORED AND NEW IRON DETAILS  
CAN BE DELIVERED AS NEW WHITE BOX

**LOCATION:** Busy Avenue, Heart of Thriving Bushwick, Brooklyn  
Near Multiple Bus Lines and M and L Subways

\* Use Groups 3 and 4 in R-zone permitted



**EXCLUSIVE AGENTS:**

**DAVID DYNACK**

718.540.9436

david@fpr.nyc

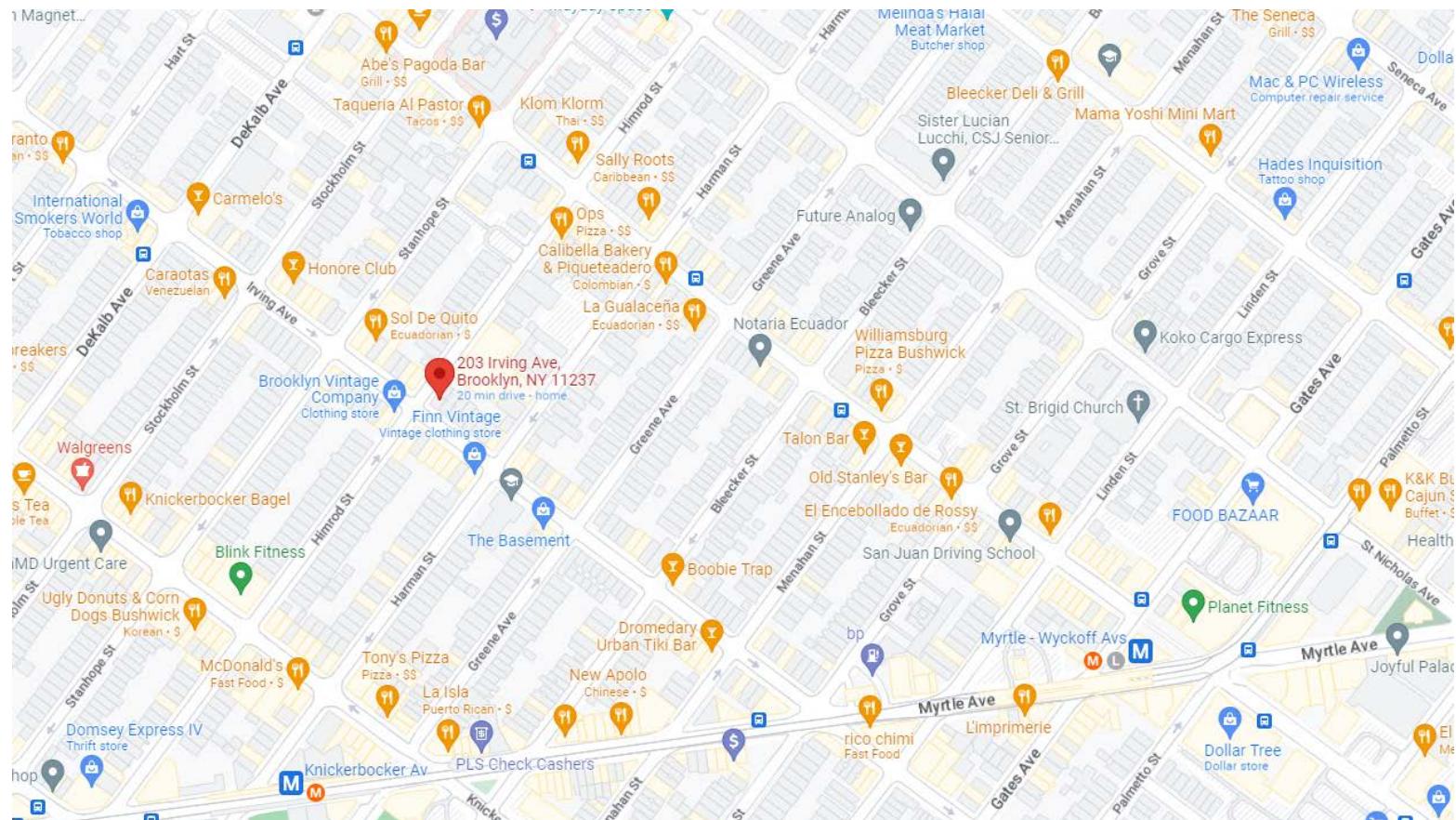
**RUDY DEDOMINICIS**

917-566-9359

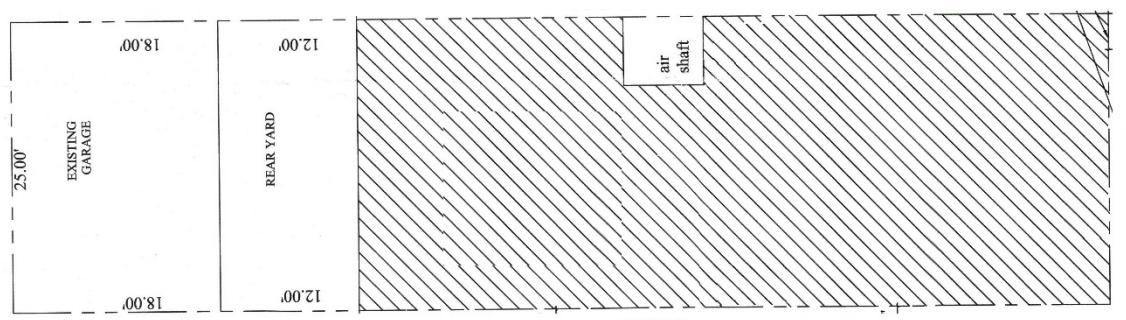
rudy@fpr.nyc

Information contained herein is from sources deemed reliable but is subject to errors, omissions, change of price or term, and withdrawal without prior notice at any time.

Bushwick, Brooklyn 11237  
**Near Multiple Large Box Retailers & Healthcare**



LOCATED BETWEEN WYCKOFF AVE AND KNICKERBOCKER AVE  
M AND L SUBWAY LINE 6 BLOCKS AWAY - 2 BUS LINES 3 BLOCKS AWAY  
3 CITIBIKE STATIONS WITHIN 6 BLOCKS  
EASY ACCESS TO JACKIE ROBINSON and BQE HIGHWAYS



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