



374 Myrtle Ave

374 Myrtle Ave, Brooklyn, NY 11205



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374 Myrtle Ave

\$61.02 /SF/YR

Prime Fort Greene Mixed-Use Property - Ideal for Retail or Office Space

Located on bustling Myrtle Avenue, this three-family brick building offers a prime street-level commercial space, perfect for a variety of businesses. Whether you're looking to open a retail store, medical office, real estate or insurance agency, yoga studio, or wellness center, this high-visibility location provides the ideal setting.

Key Features:
High Foot Traffic & Excellent Visibility - Situated in the heart of Fort Greene, surrounded by major retailers including Subway, Chipotle, Chase, and Walgreens, as well as a vibrant mix of independent shops and restaurants.
Convenient Accessibility - Close to Jay Street-MetroTech Station, moments from Downtown Brooklyn,...

- Consistent Foot Traffic
- Busy Neighborhood
- Public Transportation nearby

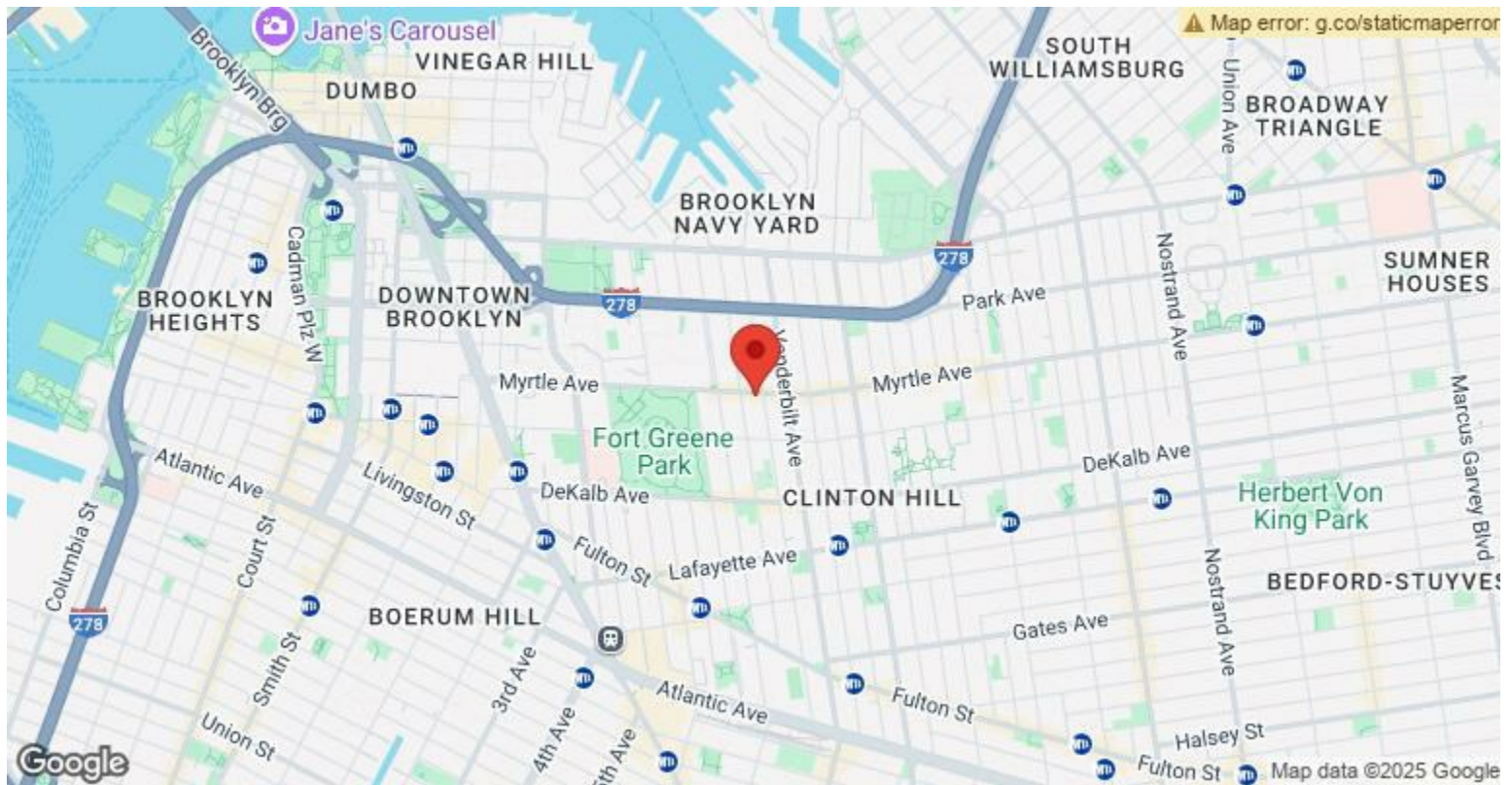


Rental Rate:	\$61.02 /SF/YR
Property Type:	Retail
Property Subtype:	Storefront Retail/Residential
Gross Leasable Area:	2,702 SF
Year Built:	1969
Walk Score ®:	99 (Walker's Paradise)
Transit Score ®:	100 (Rider's Paradise)
Rental Rate Mo:	\$5.09 /SF/MO

1st Floor

Space Available	1,180 SF
Rental Rate	\$61.02 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Convenience Store
Space Type	Relet
Space Use	Office/Retail
Lease Term	Negotiable

Turn-Key Retail Space with Storage OptionFully built-out commercial space available on high-traffic Myrtle Avenue in the heart of Clinton Hill. This turn-key storefront offers a clean, modern setup ideal for retail, wellness, or service-based businesses.Property Features:Prime Myrtle Ave frontage with strong visibilityTurn-key condition – mostly built out and ready for immediate occupancyRecessed lighting and modern finishes throughoutHVAC heating and cooling system in placeExisting camera security systemOption to utilize basement for storageSurrounded by dense residential population and strong local foot trafficPerfect for operators looking for a low-barrier entry into one of Brooklyn’s most desirable neighborhoods.



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Convenient Accessibility - Close to Jay Street-MetroTech Station, moments from Downtown Brooklyn, and serviced by multiple bus lines. CitiBike access is nearby, and the BQE is just around the corner.

Proximity to Key Attractions - Just a short walk from Steiner Studios at the Brooklyn Navy Yard, Fort Greene Park, and Pratt Institute, making this an excellent opportunity for walk-in traffic.

Spacious & Versatile Layout - The commercial space spans 1,180 sq. ft., providing ample room to tailor the space to your needs.

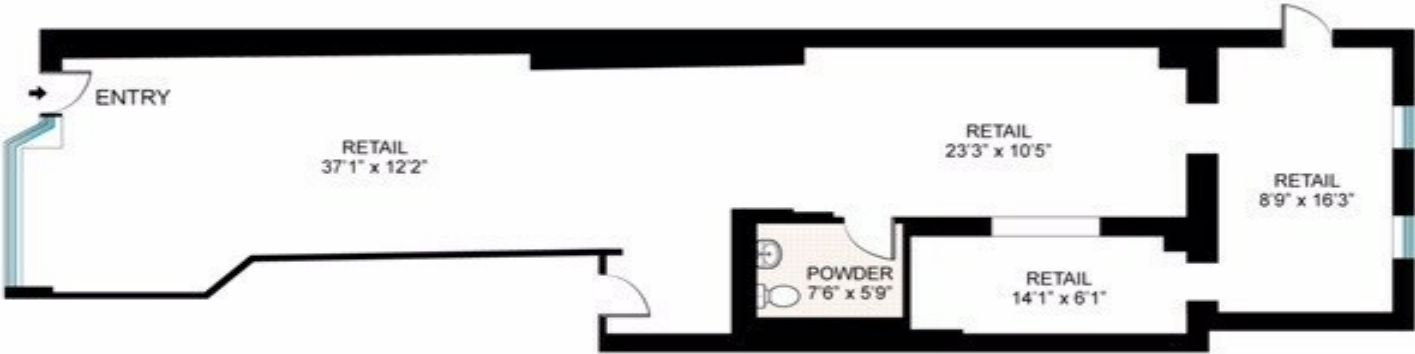
Competitive Lease Terms - Asking rent: \$6,000/month (negotiable)

Don't miss this incredible opportunity to establish your business in one of Brooklyn's most sought-after neighborhoods. Contact me today for more details or to schedule a viewing!

Property Photos



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INT: 1053 ft²
CEILING HEIGHT: 9'6"

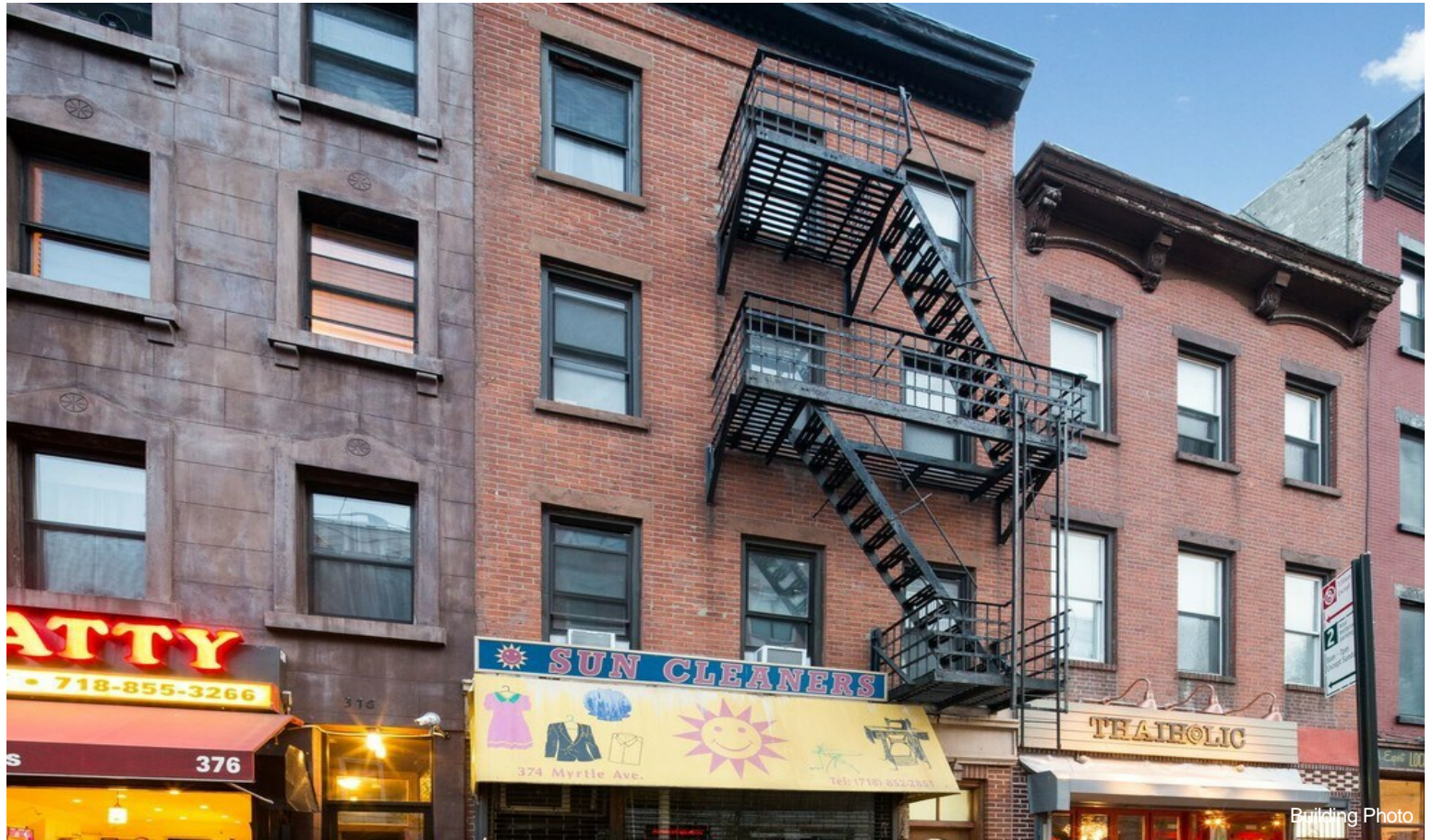
Scale in feet, indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own inquiries.

374 Myrtle Avenue, Brooklyn, New York



374_Myrtle_Bathroom

Property Photos



Building Photo



Building Photo