



# 186 UNDERHILL

Between Sterling Pl and St. Johns Pl

## Summary:

186 Underhill, in the heart of Prospect Heights and just steps away from Prospect Park and Botanical Gardens. This turn-key ice cream shop is in excellent condition and does has the ability to vent for restaurant uses.

## Size:

Ground: 1,125 SF  
Lower: 1,100 SF

## Backyard Patio/ Ceilings:

Large Backyard Patio  
Ceilings: 11'

## Possession/Current Tenant:

Possession: Immediate  
Current Tenant: Blue Marble

## Highlights:

- Steps from Prospect Park
- Steps from Botanical Gardens
- Turn Key Ice Cream Shop
- Heavy Residential area with great weekend foot traffic
- Fully Built Out Interior
- Includes a large backyard patio and a full storage basement

## Neighbors On The Block:



WORK  
HEIGHTS



Violet Hour Pilates



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Dining Area



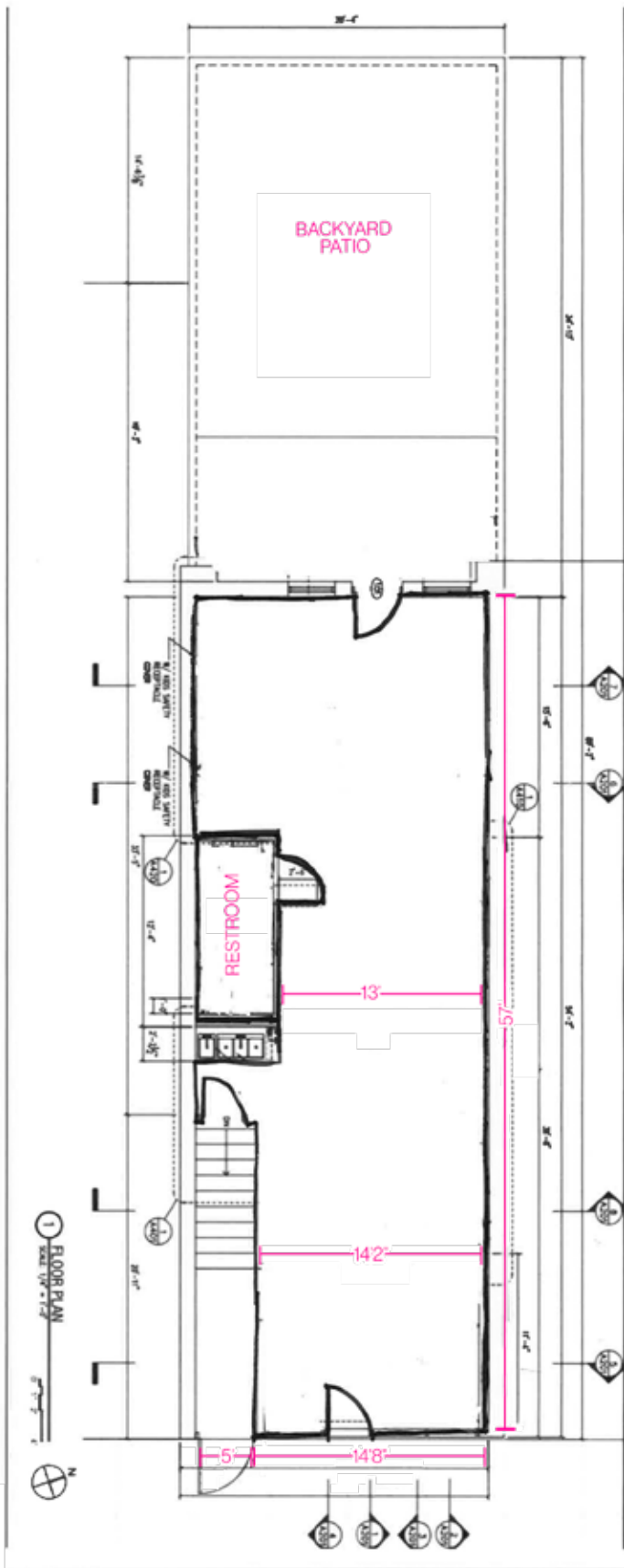
Front Counter



Backyard Patio



Basement



# FOR ALL INQUIRES PLEASE CONTACT

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