

171 HENRY STREET

Between Jefferson & Rutgers Streets

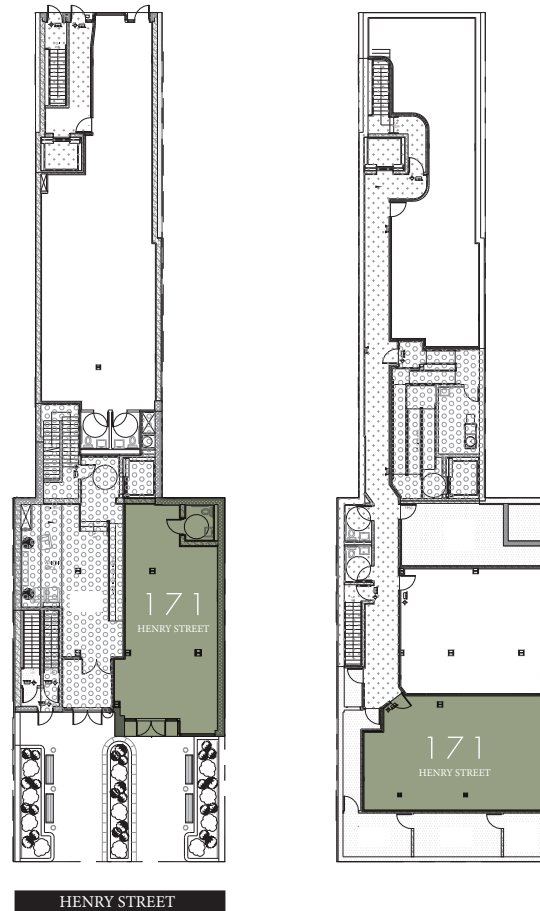


DETAILS:

Ground... **1,056 SF** Approx.
Basement... **890 SF** Approx.
Frontage..... **18'**
Ceiling Height..... **12'**
Term..... **Negotiable**
Possession..... **Immediate**
Asking Rent... **\$6,500/Mo**

NEIGHBORS:

- Gouverneur Hospital
- Educational Alliance
- Manny Cantor Center
- Eastwood
- Ice & Vice
- Kids Dental
- Aeon Books
- Kopitiam
- Bar 169
- Les Enfants de Boheme



Ground

Basement



CONTACT:

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SINVIN
COMMERCIAL REAL ESTATE & ADVISORY

NOTES:

- Community use space at the base of new luxury condo
- New storefront
- Vanilla box with HVAC and ample electric and ADA bathroom
- Dedicated elevator to lower level
- In the heart of burgeoning Two Bridges
- Good for doctor's office, non-profit, or any community use