

# 559

EAST 137 ST  
MOTT HAVEN, NY

Between St Anns Ave. & Brooks Ave

RETAIL FOR LEASE

#### APPROXIMATE SIZE

|                     |                   |
|---------------------|-------------------|
| <b>Total Sf:</b>    | <b>650 +/- SF</b> |
| Main Level:         | 300 SF            |
| Lower Level:        | 350 SF            |
| Open NYC Restaurant | 750. SF           |

ASKING RENT  
\$3500/Month

TERM  
Long Term

POSSESSION  
Immediate

FRONTAGE  
15FT

#### COMMENTS

- Brand new renovation
- New all-glass frontage
- Brand New bathroom installed
- 13 Feet Ceiling
- \*\*\*FULLY BUILT OUT SPACE AND LOWER LEVEL\*\*

#### NEIGHBORS

Starbucks• Nike• Dunkin' Donuts • Chipotle•  
Perfect Laundromat • Steak House• CitiMD•  
Chase Bank • Banco Popular • Grocery store –  
KFC- Burger King- 7-11- Boost Mobile – NYC  
freshmarket

#### TRANSPORTATION

4 5 6 2

Director of Leasing

[rodney@greenstonerg.com](mailto:rodney@greenstonerg.com)  
646 470 5520



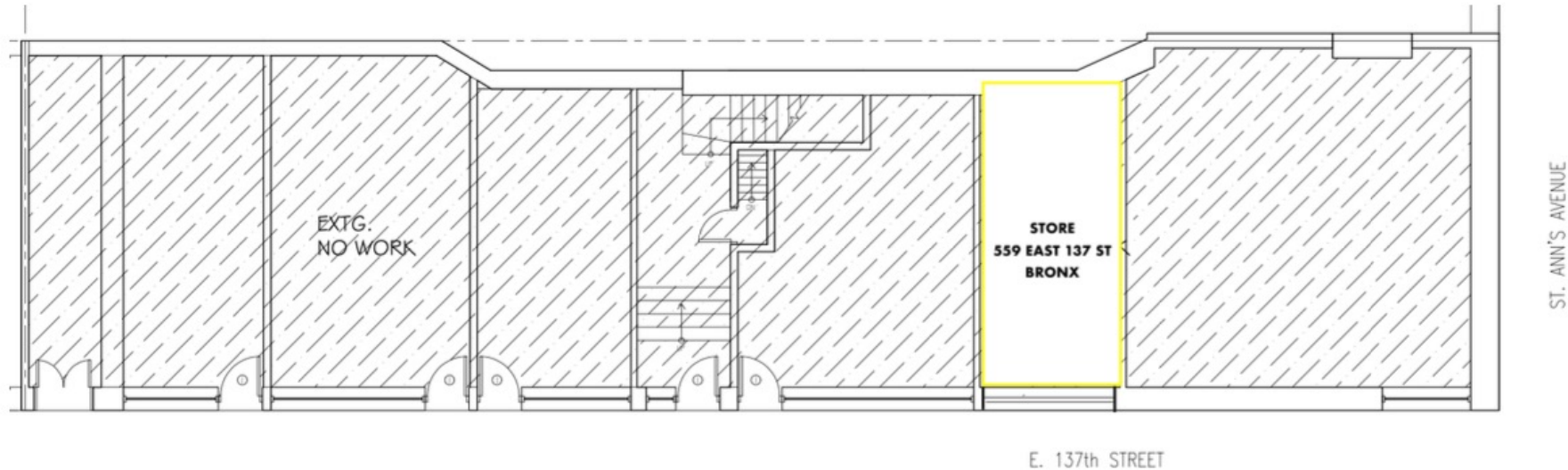
All information supplied is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of the listing from sale or lease, and to any listing conditions, including the rates and manner of payment of commissions for particular offerings imposed by Greenstone Realty Group. This information may include estimates and projections prepared by Greenstone Realty Group LLC with respect to future events, and these future events may or may not actually occur. Such estimates and projections reflect various assumptions concerning anticipated results. While Greenstone Realty Group believes these assumptions are reasonable, there can be no assurance that any of these estimates and projections will be correct. Therefore, actual results may vary materially from these estimates and projections. Any square footage dimensions set forth are approximate.



## 559 EAST 137 STREET

Mott Haven, NY | Between St Anns Ave. & Brooks Ave

RETAIL FOR LEASE

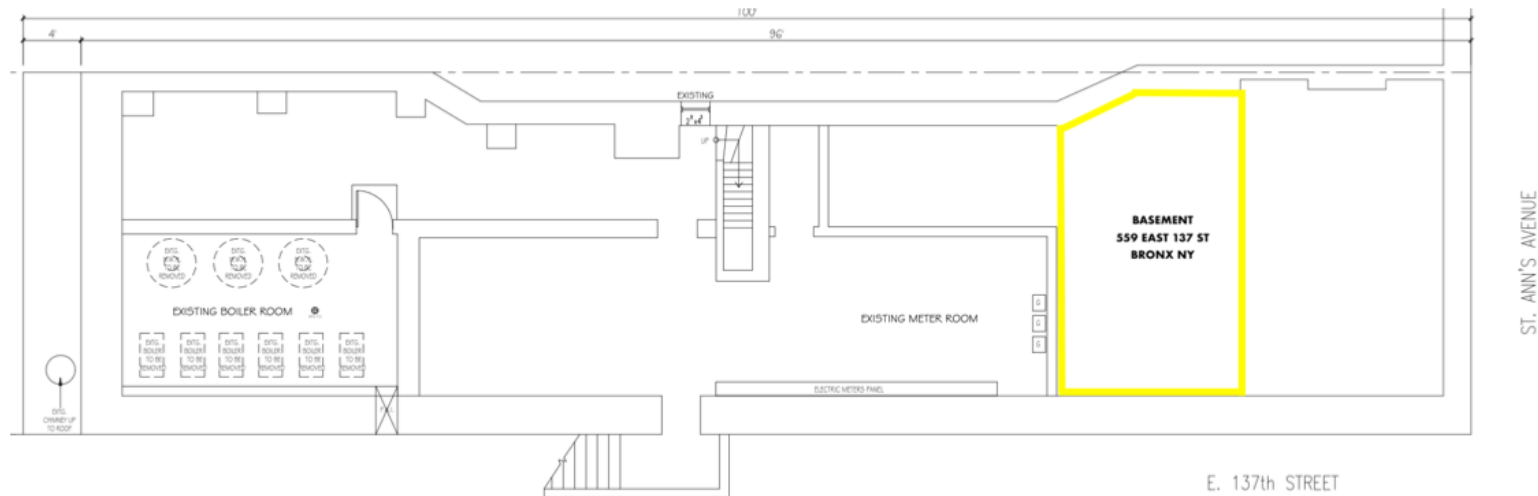


FLOOR PLAN



All information supplied is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of the listing from sale or lease, and to any listing conditions, including the rates and manner of payment of commissions for particular offerings imposed by Greenstone Realty Group. This information may include estimates and projections prepared by Greenstone Realty Group LLC with respect to future events, and these future events may or may not actually occur. Such estimates and projections reflect various assumptions concerning anticipated results. While Greenstone Realty Group believes these assumptions are reasonable, there can be no assurance that any of these estimates and projections will be correct. Therefore, actual results may vary materially from these estimates and projections. Any square footage dimensions set forth are approximate.

## FINISHED LOWER LEVEL WITH LED LIGHTING WITH FINISHED WALLS & FLOORING THROUGHOUT THE SPACE



FLOOR PLAN



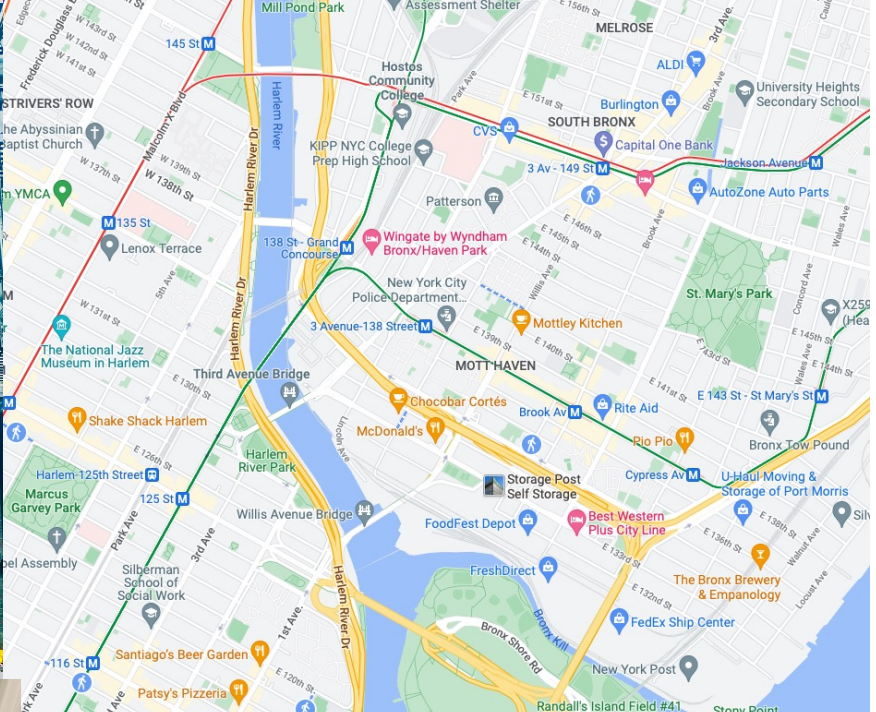
All information supplied is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of the listing from sale or lease, and to any listing conditions, including the rates and manner of payment of commissions for particular offerings imposed by Greenstone Realty Group. This information may include estimates and projections prepared by Greenstone Realty Group LLC with respect to future events, and these future events may or may not actually occur. Such estimates and projections reflect various assumptions concerning anticipated results. While Greenstone Realty Group believes these assumptions are reasonable, there can be no assurance that any of these estimates and projections will be correct. Therefore, actual results may vary materially from these estimates and projections. Any square footage dimensions set forth are approximate.



## 559 EAST 137 STREET

Mott Haven, NY| Between St Anns Ave. & Brooks Ave

RETAIL FOR LEASE



All information supplied is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal or the listing from sale or lease, and to any listing conditions, including the rates and manner of payment of commissions for particular offerings imposed by Greenstone Realty Group. This information may include estimates and projections prepared by Greenstone Realty Group LLC with respect to future events, and these future events may or may not actually occur. Such estimates and projections reflect various assumptions concerning anticipated results. While Greenstone Realty Group believes these assumptions are reasonable, there can be no assurance that any of these estimates and projections will be correct. Therefore, actual results may vary materially from these estimates and projections. Any square footage dimensions set forth are approximate.

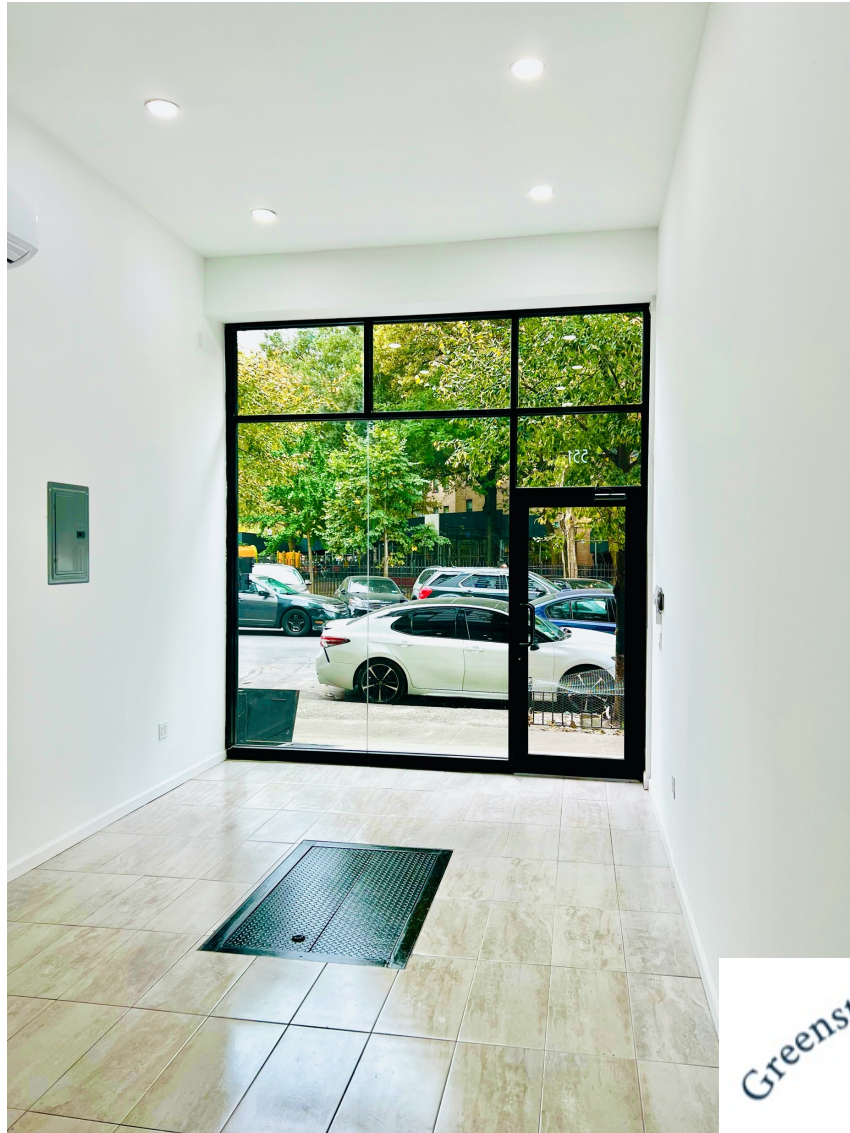


## 559 EAST 137 STREET

Mott Haven, NY | Between St Anns Ave. & Brooks Ave

RETAIL FOR LEASE

INTERIOR



All information supplied is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of the listing from sale or lease, and to any listing conditions, including the rates and manner of payment of commissions for particular offerings imposed by Greenstone Realty Group. This information may include estimates and projections prepared by Greenstone Realty Group LLC with respect to future events, and these future events may or may not actually occur. Such estimates and projections reflect various assumptions concerning anticipated results. While Greenstone Realty Group believes these assumptions are reasonable, there can be no assurance that any of these estimates and projections will be correct. Therefore, actual results may vary materially from these estimates and projections. Any square footage dimensions set forth are approximate.



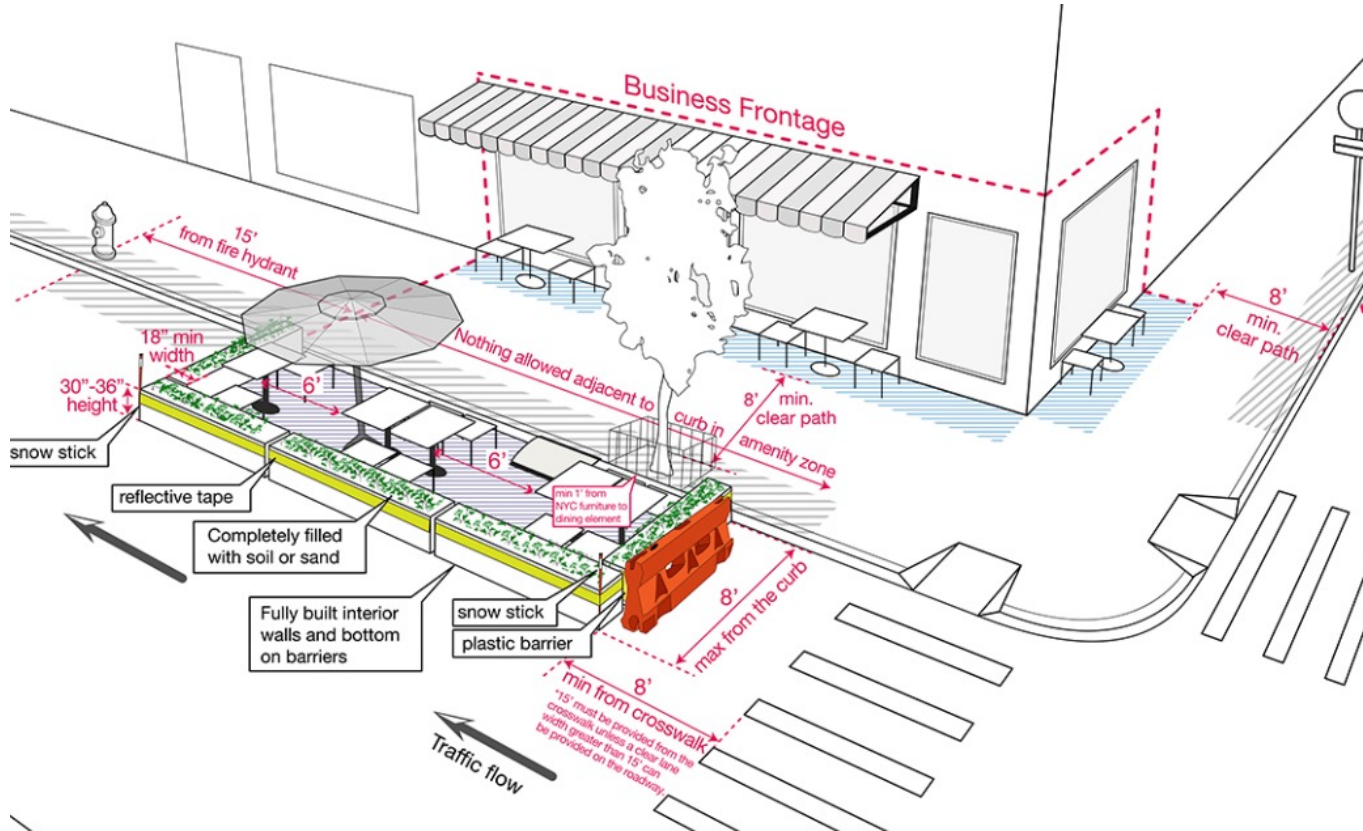
## 559 EAST 137 STREET

Mott Haven, NY | Between St Anns Ave. & Brooks Ave

RETAIL FOR LEASE

### Permanent Open Restaurants Program

Due to the success of the emergency Open Restaurants Program during COVID-19, New York City is working to create a permanent Open Restaurants program. This program will be managed by NYC DOT and allow restaurants to use the sidewalk adjacent and curbside roadway space in front of their businesses for outdoor dining. In order to make this program permanent, the laws that control outdoor dining in non-emergency situations must be changed.



Greenstone Realty Group  
Real Estate Investment

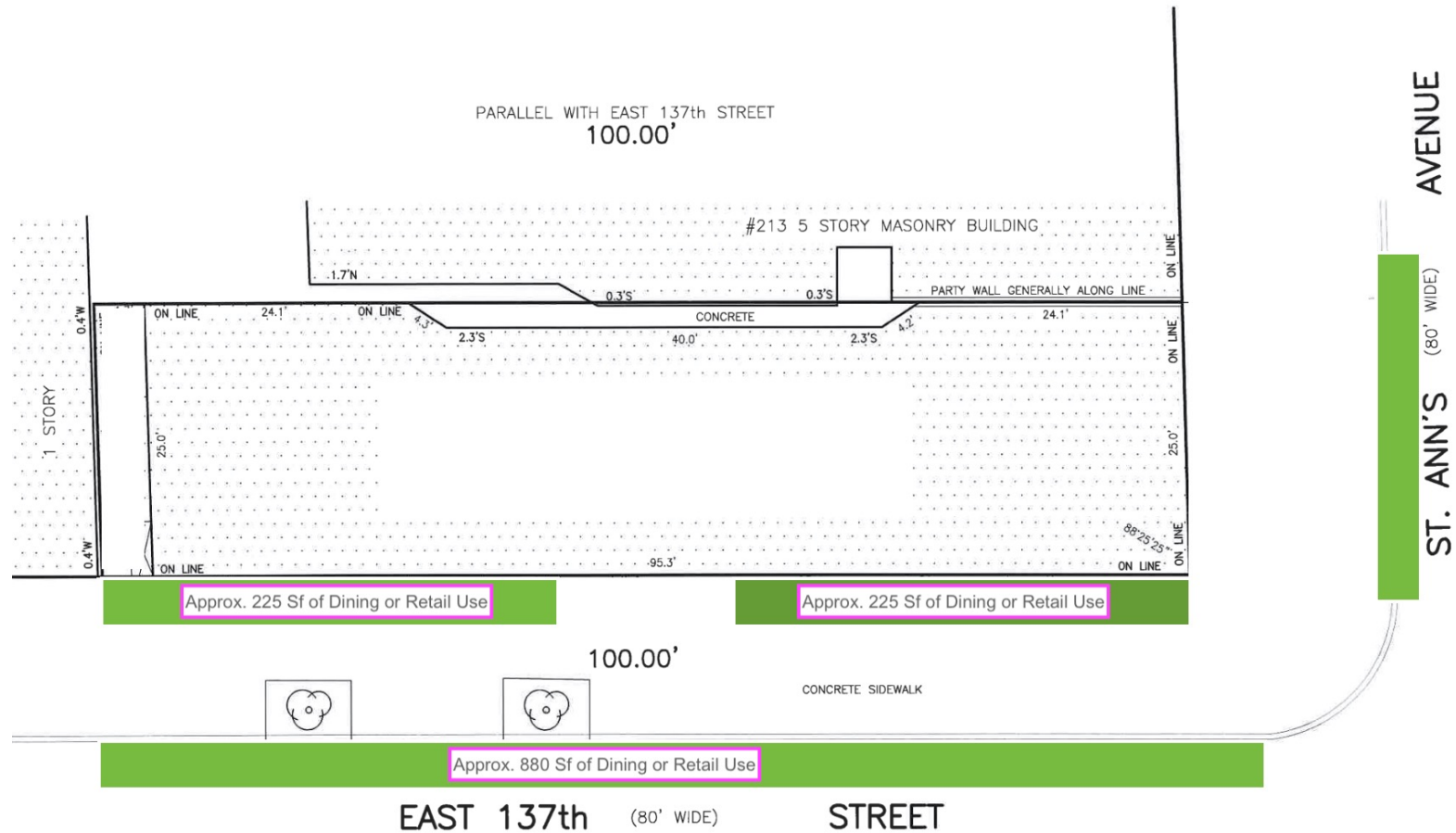
All information supplied is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of the listing from sale or lease, and to any listing conditions, including the rates and manner of payment of commissions for particular offerings imposed by Greenstone Realty Group. This information may include estimates and projections prepared by Greenstone Realty Group LLC with respect to future events, and these future events may or may not actually occur. Such estimates and projections reflect various assumptions concerning anticipated results. While Greenstone Realty Group believes these assumptions are reasonable, there can be no assurance that any of these estimates and projections will be correct. Therefore, actual results may vary materially from these estimates and projections. Any square footage dimensions set forth are approximate.



## 559 EAST 137 STREET

Mott Haven, NY | Between St Anns Ave. & Brooks Ave

RETAIL FOR LEASE



All information supplied is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of the listing from sale or lease, and to any listing conditions, including the rates and manner of payment of commissions for particular offerings imposed by Greenstone Realty Group. This information may include estimates and projections prepared by Greenstone Realty Group LLC with respect to future events, and these future events may or may not actually occur. Such estimates and projections reflect various assumptions concerning anticipated results. While Greenstone Realty Group believes these assumptions are reasonable, there can be no assurance that any of these estimates and projections will be correct. Therefore, actual results may vary materially from these estimates and projections. Any square footage dimensions set forth are approximate.

## 559 EAST 137 STREET

Mott Haven, NY | Between St Anns Ave. & Brooks Ave

RETAIL FOR LEASE



All information supplied is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of the listing from sale or lease, and to any listing conditions, including the rates and manner of payment of commissions for particular offerings imposed by Greenstone Realty Group. This information may include estimates and projections prepared by Greenstone Realty Group LLC with respect to future events, and these future events may or may not actually occur. Such estimates and projections reflect various assumptions concerning anticipated results. While Greenstone Realty Group believes these assumptions are reasonable, there can be no assurance that any of these estimates and projections will be correct. Therefore, actual results may vary materially from these estimates and projections. Any square footage dimensions set forth are approximate.