

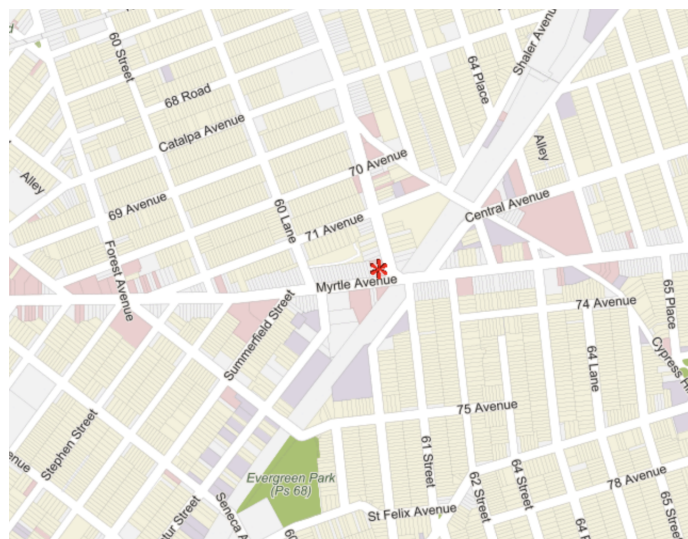
# 60-95 MYRTLE AVENUE

BETWEEN FRESH POND ROAD &amp; 60TH LANE

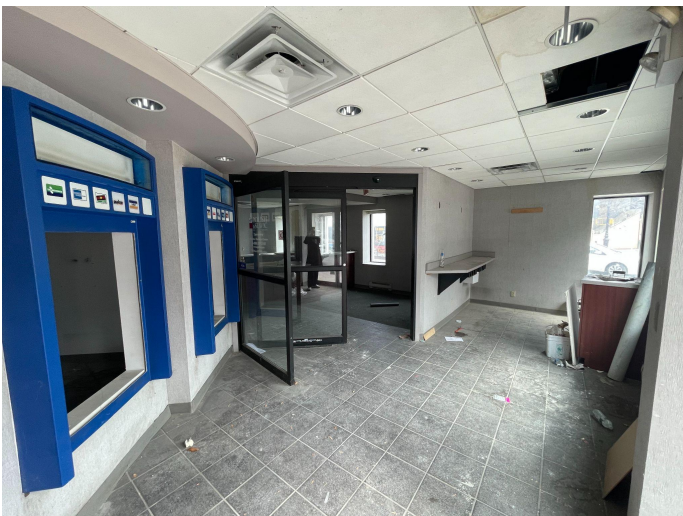
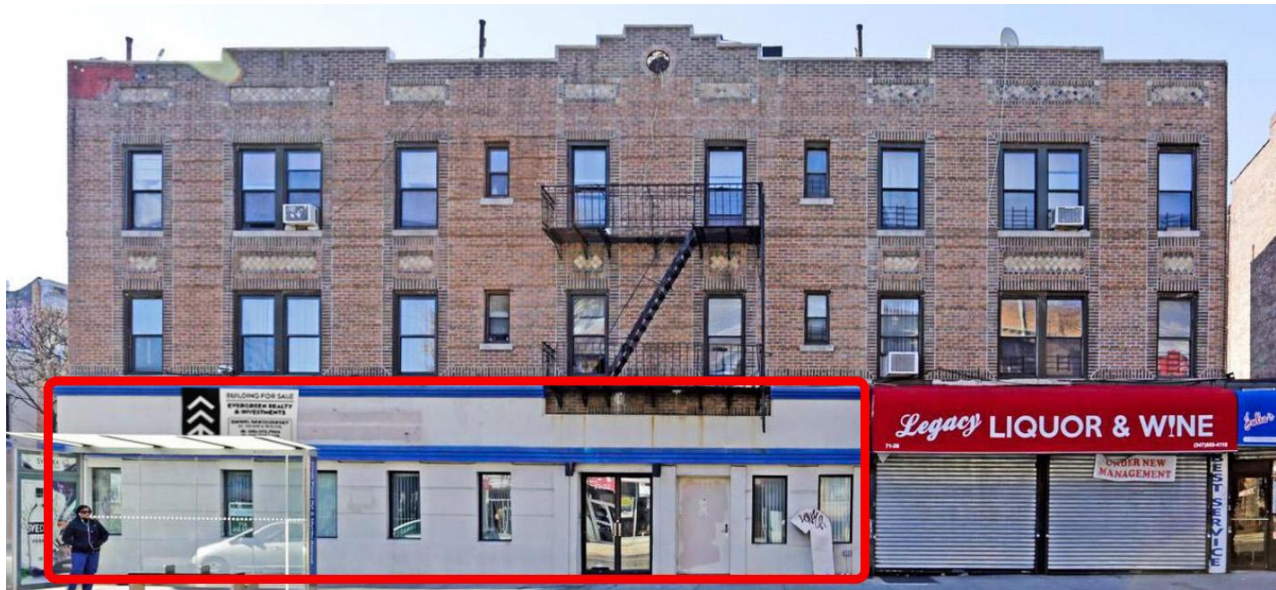
This prime retail unit in Ridgewood offers a total of 4,600 square feet, combining 3,900 square feet of desirable corner retail space with an additional 700 square feet of a legal, sprinklered basement. The space boasts a range of impressive features, including central heating and air conditioning, recessed lighting, partitioned offices, three restrooms, high ceilings, and generous window space that floods the space with natural light. The space was previously used as a bank, but all uses are considered. Its location on the busy intersection of Myrtle Avenue and Fresh Pond Road ensures heavy foot traffic, excellent visibility, and presents an attractive storefront with 100 feet of frontage (50 feet on both Myrtle Avenue and Fresh Pond Road). It is easily accessible by public transportation, located a short walk to the M train at Fresh Pond Road, a 10-minute walk to the L train at Halsey Street, and steps to multiple bus lines. With its prime position, abundant amenities, and excellent connectivity, this retail unit presents a remarkable opportunity for businesses seeking a vibrant and thriving location in Ridgewood.

**\$9,500/month**

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