

# 1191 BEDFORD AVE



This in-line office space is located in the prime area of Bedford-Stuyvesant located at 1191 Bedford Avenue, between Hancock Street and Jefferson Avenue. The office is perfectly situated in the midst of residential, shopping, and various transportation choices, such as the bus stop just to the right of the retail space, and the other bus routes located along Fulton Street and Nostrand Avenue. Further, the A, C, and G trains are within a five-minute walk to Bedford Avenue & Fulton Street and Bedford Avenue & Lafayette Avenue. Of course, Fulton Street is also a major shopping hub. This provides many options for your customers and employees. Also, there is street parking available.

This fully built out retail space and lower level is stunning. Both spaces are fully usable. The retail space is about 1,700 square feet and the lower level has about 1,000 square feet, for a total of 2,700 estimated square feet. The lower level has a double egress. The monthly rent is solid at \$7K and is located in a rental building.

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The first picture shows the front of the store. The first door to the left offers access to the basement without going through the interior space stairwell (both stairwells are in mint condition with exposed brick). The middle door is the entrance to the retail space. The last door on the right is the entrance to the residential portion of the building. As you will notice, the storefront is in great condition and has oversized panels of glass for natural light. Further, this is inviting potential customers to window shop or enter the space.

This retail space has many possibilities to host your business. This includes: professional services, medical office, MRI, gym, full-service restaurant, coffee and bakery shop, or hair salon with manicure and pedicure. There is no gas or venting within this retail space. The tenant can use electric for cooking or baking. Venting is possible at the tenant's expense.

## \$7,000 per month

For more information please contact:

**Richard Pino**  
Chief Financial Officer/ Associate Broker  
O: 212.360.7000 ext.125  
C: 917.209.7862  
[rpino@nvr.com](mailto:rpino@nvr.com)



