

# 173 Lewis Avenue

Bedford-Stuyvesant

Retail for Lease  
650 SF



## SUMMARY

This great retail corner was last used as a deli and can be delivered to a new tenant fully white-boxed. The corner has double-wide sidewalks on Van Buren St and Lewis Avenue, allowing for an easy cafe or other use needing sidewalk seating. The space works well for a café or many grab-and-go food uses like juice, coffee, and ice cream concepts. There is an attractive ceiling height on the ground level, and there is a good lower level for prep or storage.

This location benefits from a combination of steady northerly traffic and easy access from transportation on Broadway, with reasonably dense surroundings.

## LEASABLE AREA

650 SF ground floor  
400 SF lower level

## CEILING HEIGHTS

11 ft

## CROSS STREETS

Corner of Van Buren St

## PRICING & TERMS

Upon request

## AVAILABILITY

Immediate

## TRANSPORTATION



## NEIGHBORING TENANTS



PEACHES



**TERRACRG**  
COMMERCIAL REALTY GROUP

For more information, contact  
exclusive agents:

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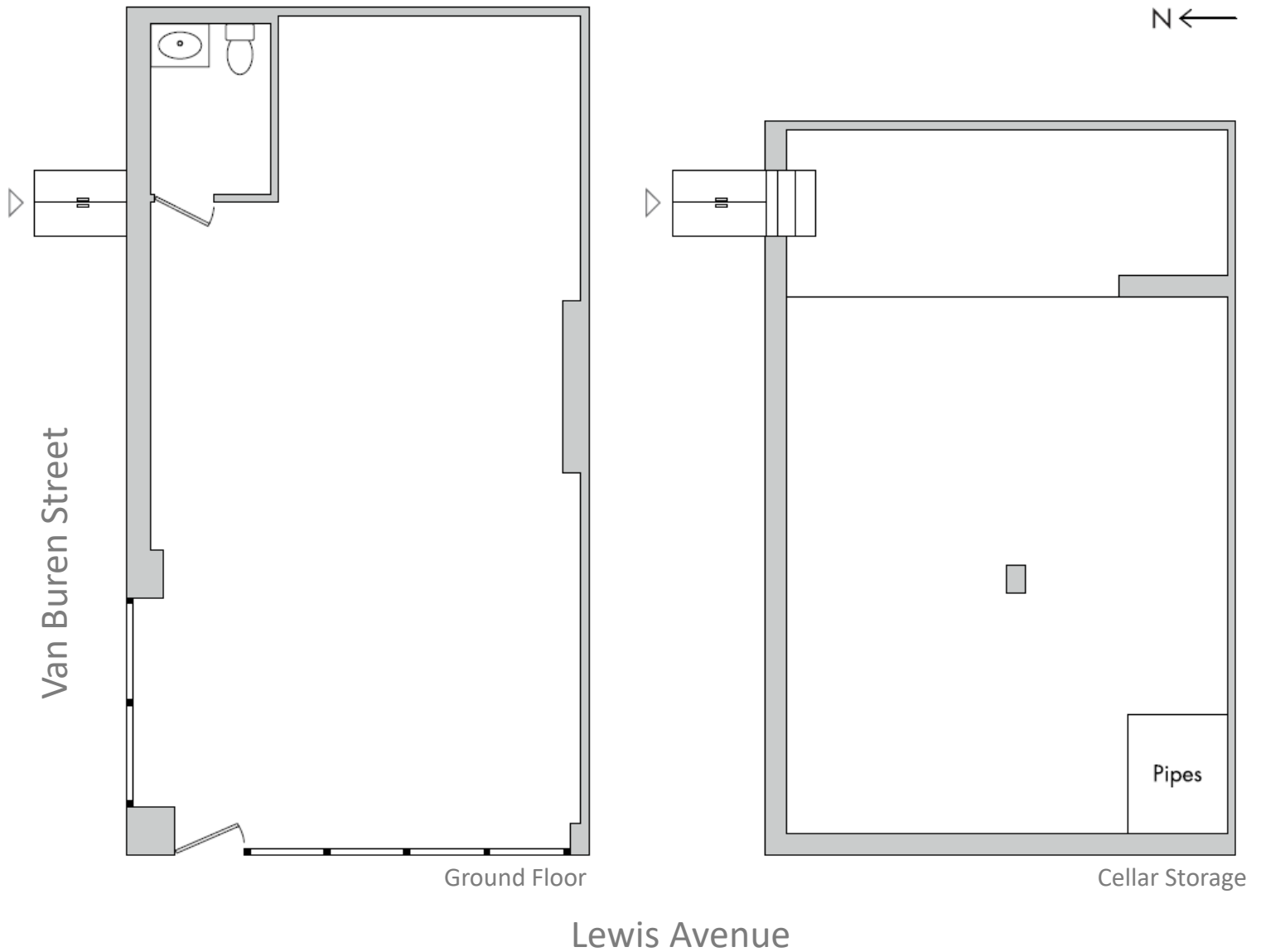
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The information provided herein has either been given to us by the owner of the property or was obtained from sources we deem reliable. We do not guarantee the accuracy of any information. All zoning, existing square feet of buildings, available buildable square feet, permitted uses and any other information provided herein must be independently verified. The value of any real estate investment is dependent upon a variety of factors including income, vacancy rates, expense estimates, tax brackets and general market assumptions, all of which should be evaluated by your tax advisor and/or legal counsel. Prospective buyer and tenants should carefully verify each item of information herein.



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