

# HIGHLIGHTS

- 4,000 SF MEZZANINE
- PRIVATE MEZZANINE OFFICES
- GROUND & SECOND LEVEL RESTROOMS
- HIDDEN BAPTISMAL POOL UNDER STAGE
- FUNCTIONAL TECH BOOTH

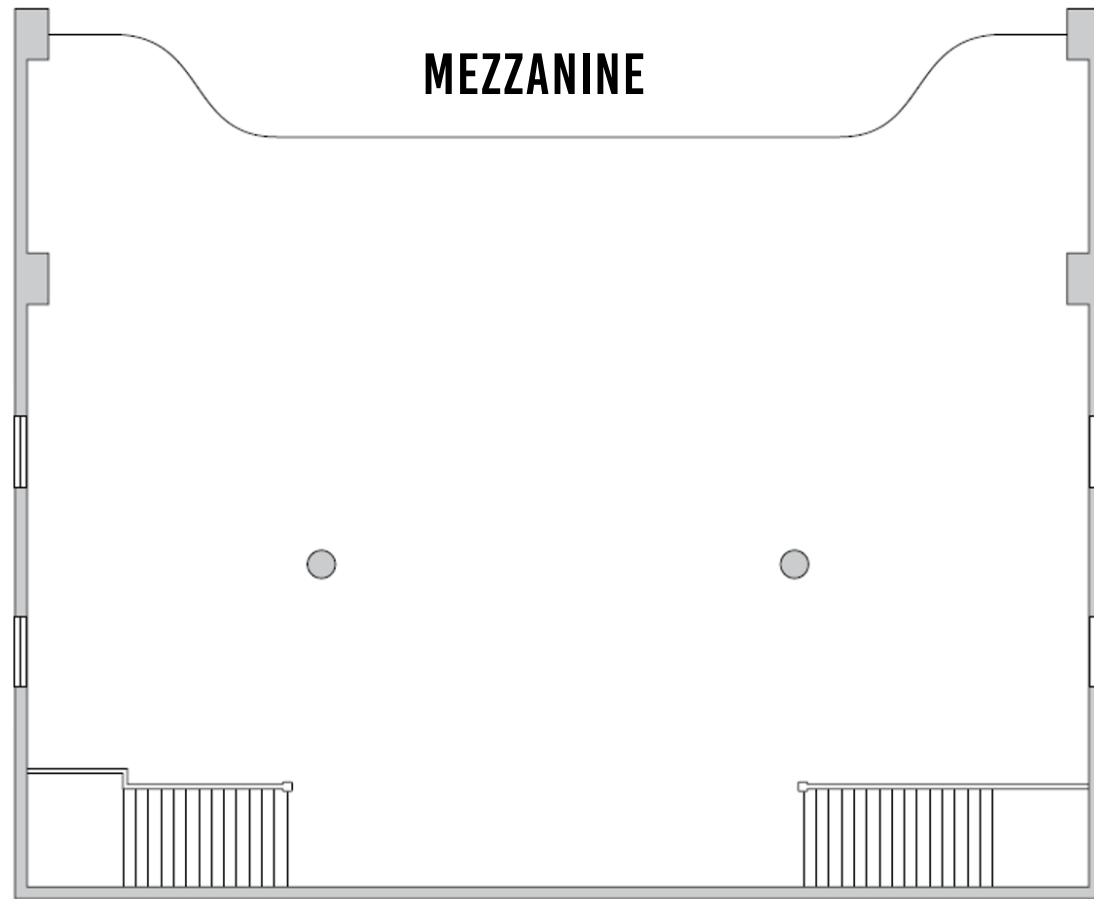
## RIALTO THEATRE

15,000 SF THEATRE FOR LEASE  
FLATBUSH, BROOKLYN

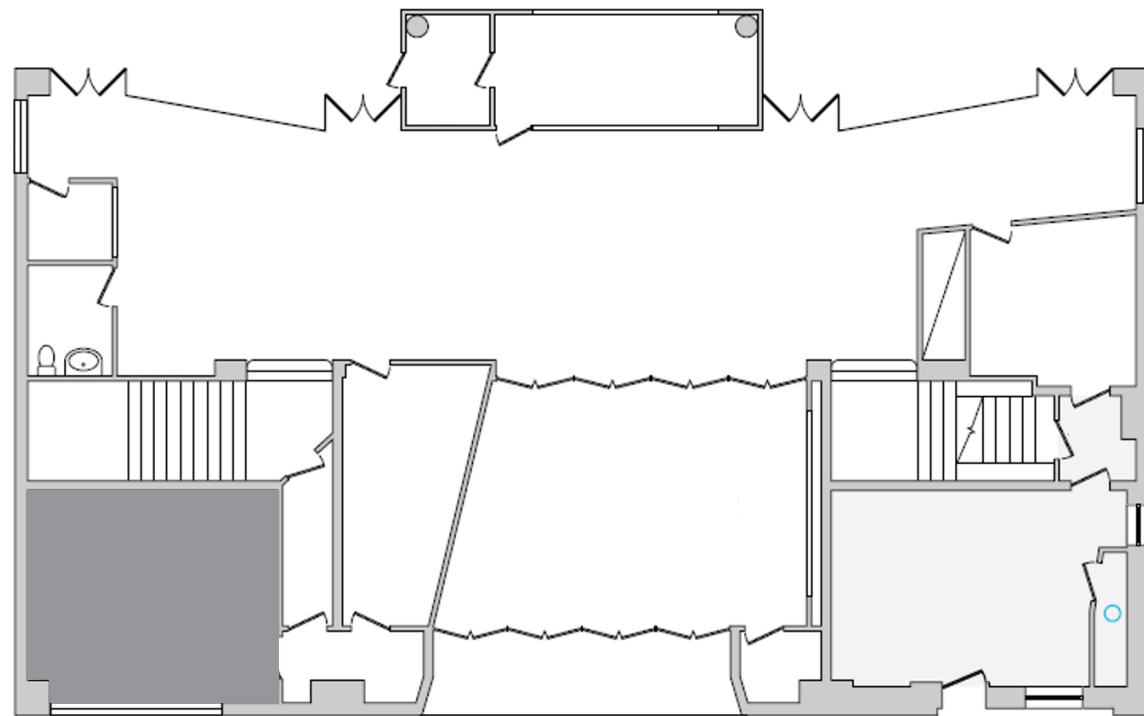




# FLOOR PLAN



MEZZANINE



GROUND FLOOR

CORTELYOU ROAD

FLATBUSH AVENUE



The Rialto Theatre, opened in 1916, is one of the first luxury movie palaces developed by A.H. Schwartz, founder of Century Circuit Theaters. Situated in the heart of Flatbush, Brooklyn on the corner of Flatbush Avenue and Cortelyou Road, the venue boasts 35-foot ceilings, a hidden baptismal pool, ground and second floor bathrooms and offices with approximately 1,400 seats per the C/O. This single-screen theatre had its success during the era of silent movies, those of which were accompanied by a small orchestra and organist who played during intermission. The Rialto Theatre officially closed in 1976 and was then sold to an evangelical church in 1977. Rialto Theatre is in operable condition with maintained aspects from the initial construction in 1916.



1,400 SEAT CAPACITY PER CERT OF OCCUPANCY



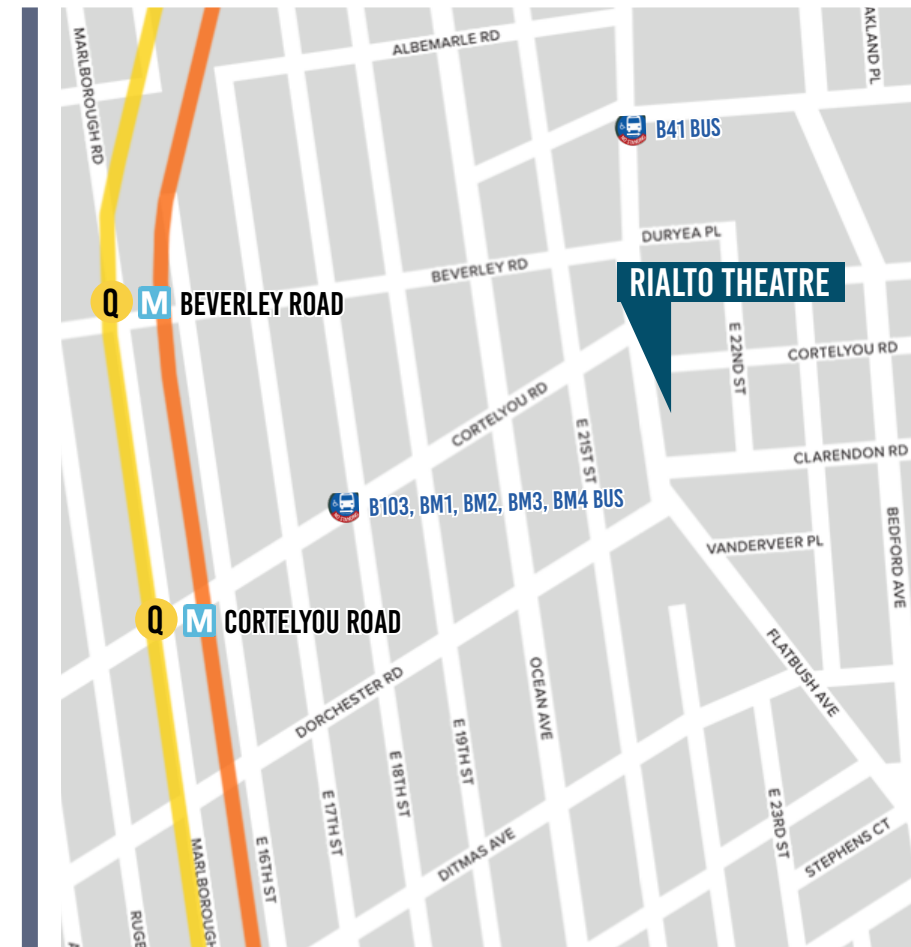
IDEAL LOCATION IN THE THEATRE DISTRICT OF FLATBUSH, BROOKLYN

PROXIMITY TO TRANSIT

<b>Q</b>	<b>Q</b>
<b>CORTELYOU ROAD</b>	<b>BEVERLEY ROAD</b>
0.4 Mile Distance	0.4 Mile Distance



CLOSE PROXIMITY TO PROSPECT PARK



PETER SCHUBERT  
PSCHUBERT@TERRACRG.COM

BILL STRASSMAN  
WSTRASSMAN@TERRACRG.COM

ABBIE CHENG  
ACHENG@TERRACRG.COM

GEORGE HEWITT  
GHEWITT@TERRACRG.COM

718.768.7788 | TERRACRG.COM