

# 663 Vanderbilt Ave

Prospect Heights

Retail for Lease  
700 SF + Yard



## SUMMARY

Located in the heart of Vanderbilt Avenue's bustling dining district, this charming former real estate office is the perfect canvas for your retail vision.

A spacious, climate-controlled basement offers ample storage, while the quaint rear yard provides the perfect setting for coffee, light bites, or a serene break from the action.

Right next door to acclaimed Olmsted, this location benefits from prime foot traffic, ensuring maximum visibility.

## LEASABLE AREA

Ground Level: 700 SF  
Lower-Level Storage: 550 SF  
Rear Yard: 470 SF

## CEILING HEIGHTS

11 feet

## CROSS STREETS

Prospect & Park Pl

## PRICING & TERMS

Available upon request

## TRANSPORTATION



## NEARBY TENANTS



*Prospect Butcher Co.*



For more information, contact exclusive agents:

**Peter Schubert**  
Managing Director  
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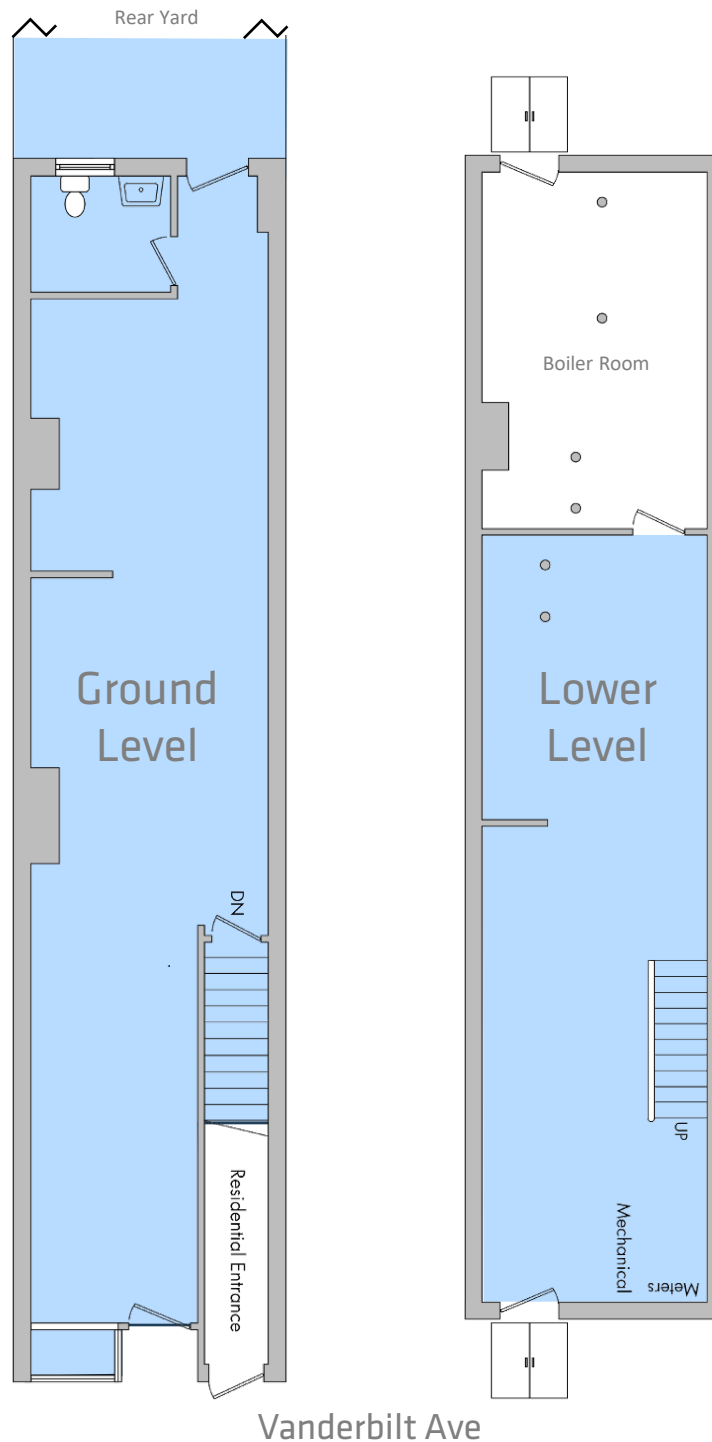
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The information provided herein has either been given to us by the owner of the property or was obtained from sources we deem reliable. We do not guarantee the accuracy of any information. All zoning, existing square feet of buildings, available buildable 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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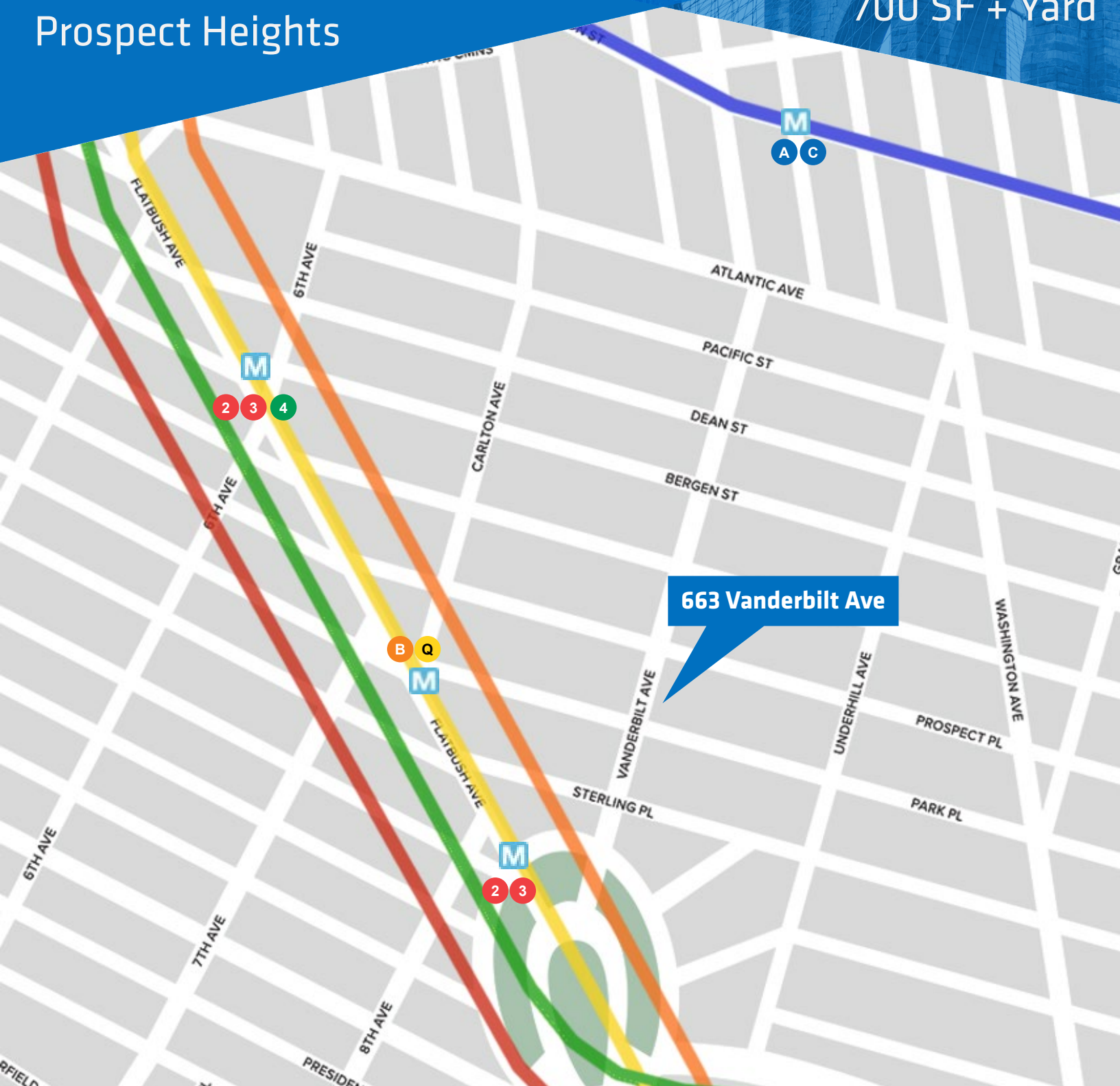
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Interior - Facing Rear



Interior - Facing Front



Interior - Furnished



Rear Yard



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