



TRI STATE
COMMERCIAL®
REAL ESTATE EXPERTS

For Sale



2,240 SF Warehouse For Sale - Delivered Vacant

2,240 SF

949 Remsen Ave • Brooklyn • NY

For Pricing **Call: 718-437-6100**

Shlomi Bagdadi
☎ 718.437.6100
sb@tristatecr.com

Jack Sardar
☎ 718.437.6100 x106
jack.s@tristatecr.com



Location Overview

Located in the East Flatbush neighborhood of Brooklyn between Foster Ave & Krier Pl and just a short distance to the Belt Pkwy, shopping and multiple bus lines!

Nearest Transit: L train at Canarsie - Rockaway Pkwy and the B17, B60, B8 bus lines.

Nearby tenants include Dunkin', Planet Fitness, Tropical Smoothie Cafe, PetSmart, Sunoco Gas Station, The Vitamin Shoppe, Dollar Tree, Wendy's, Popeyes Louisiana Kitchen, United States Postal Service, McDonald's, Blink Fitness, TD Bank, and more!

Main Highlights

- ▶ Delivered vacant
- ▶ 2 Floors
- ▶ There is a 2nd-floor office space with a bathroom and kitchen
- ▶ Multiple means of egress (Drive-ins)
- ▶ Building Dimensions: 20 x 75
- ▶ 14' Ceilings



2,240 SF

Total Building Size



2,000 SF

Lot Size



M1-1

Zoning

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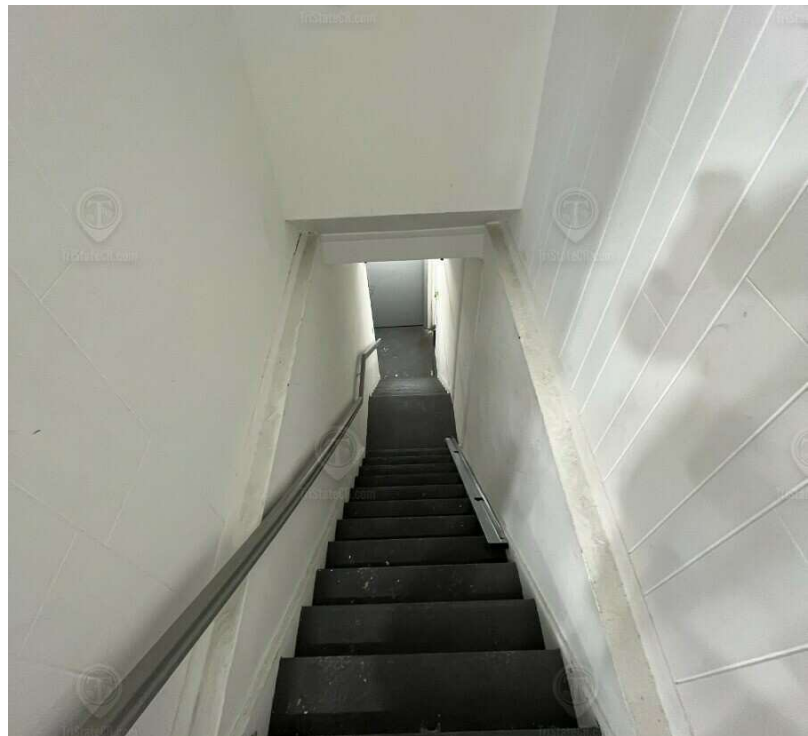
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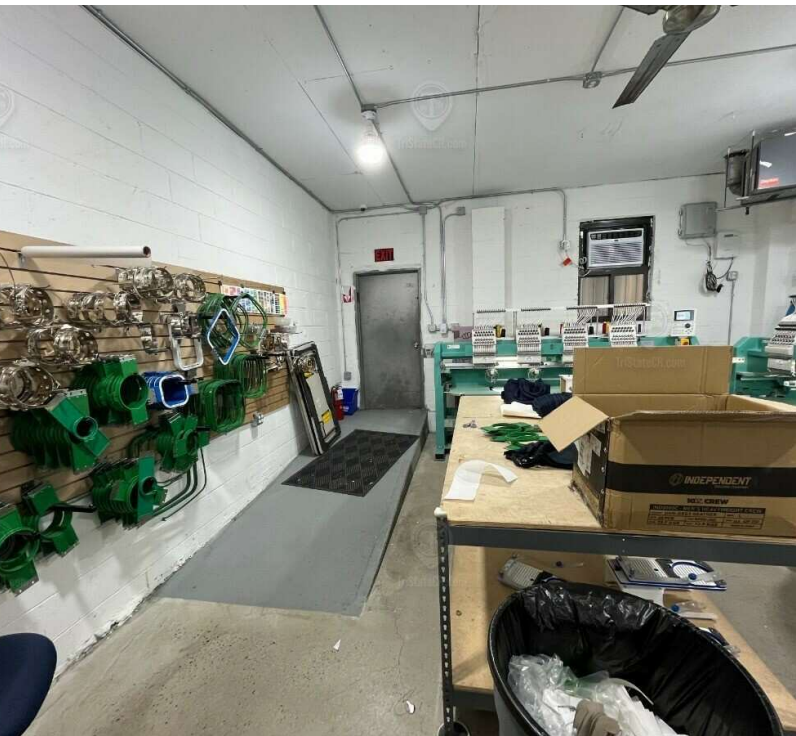
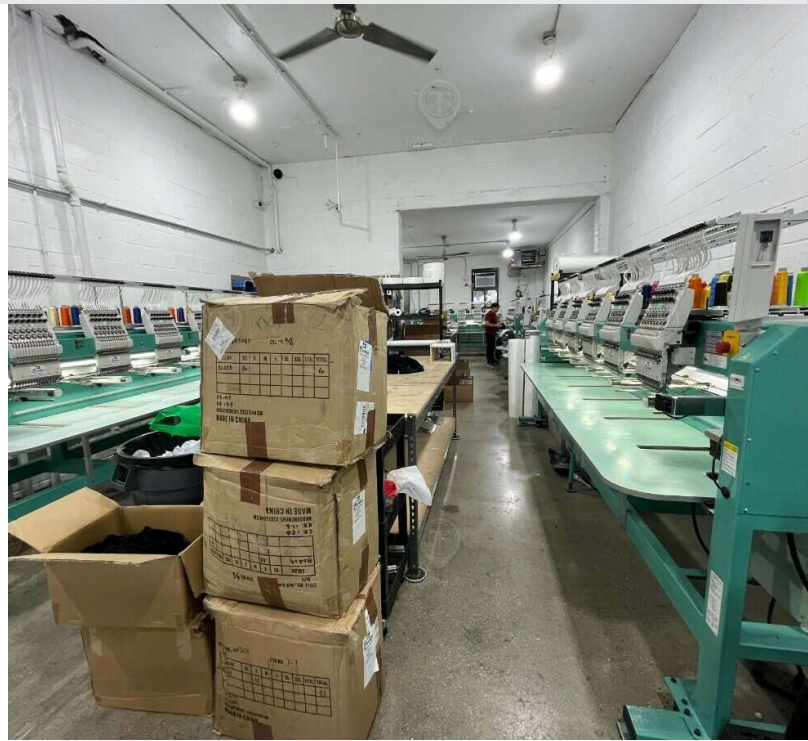
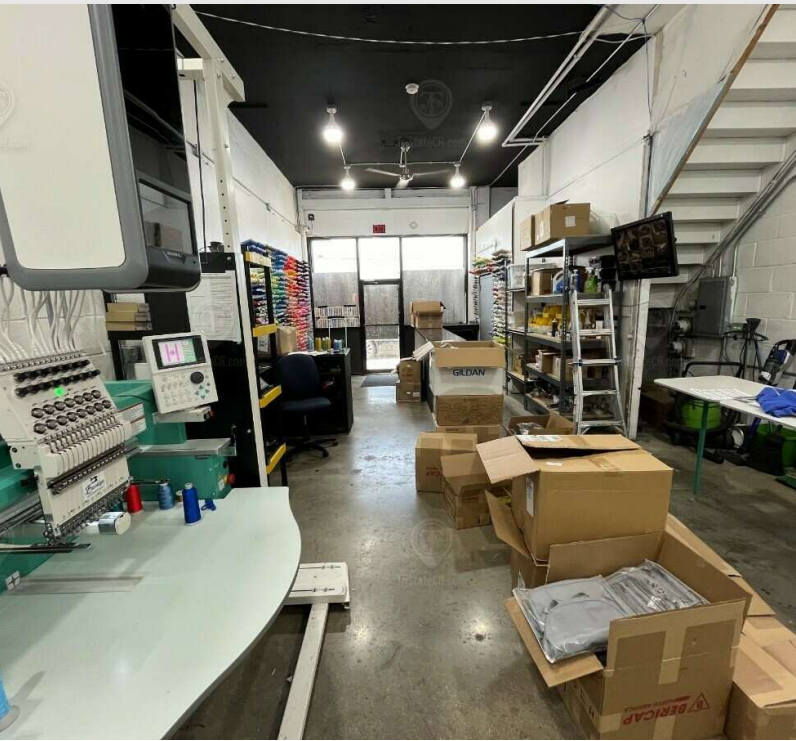
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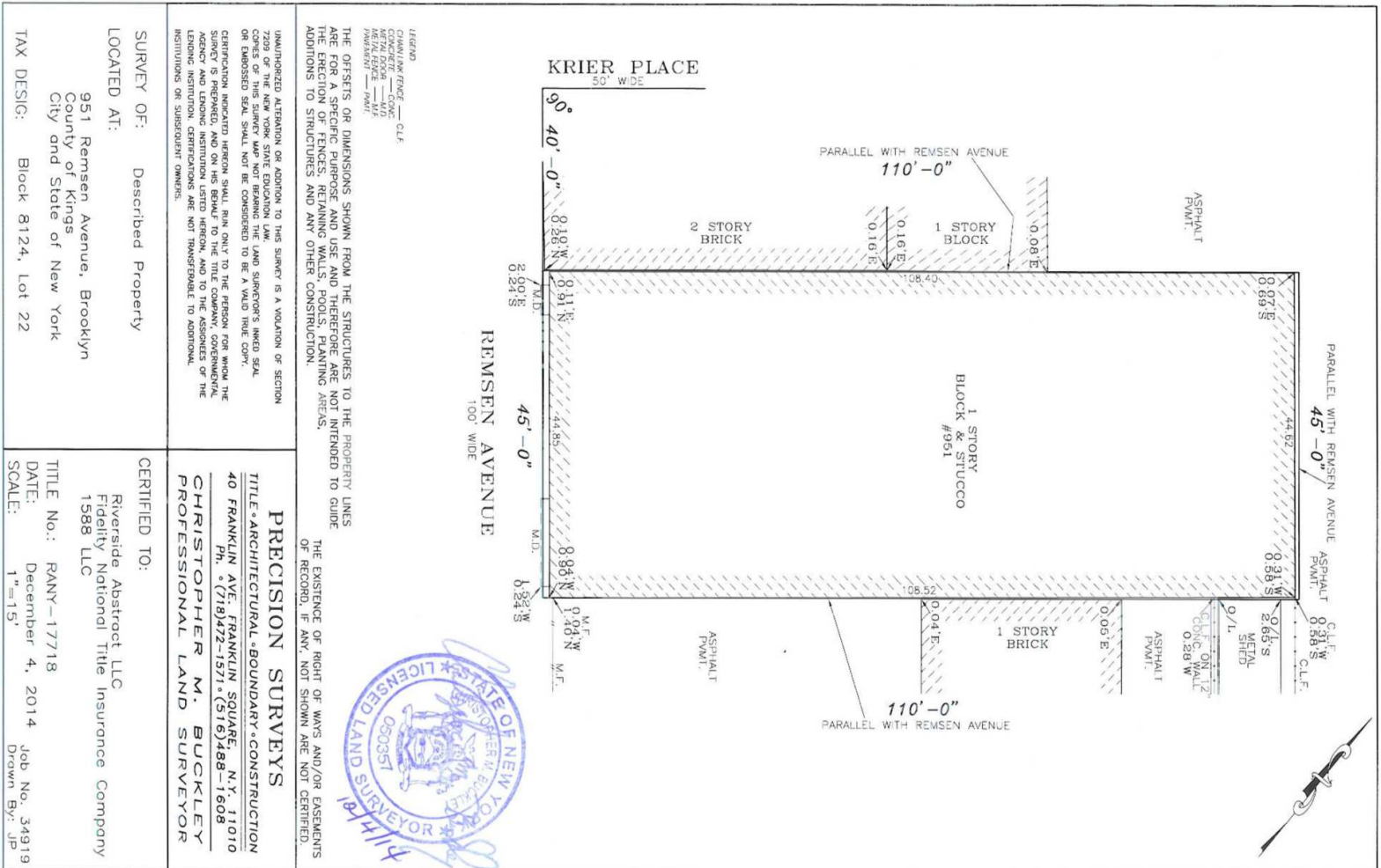
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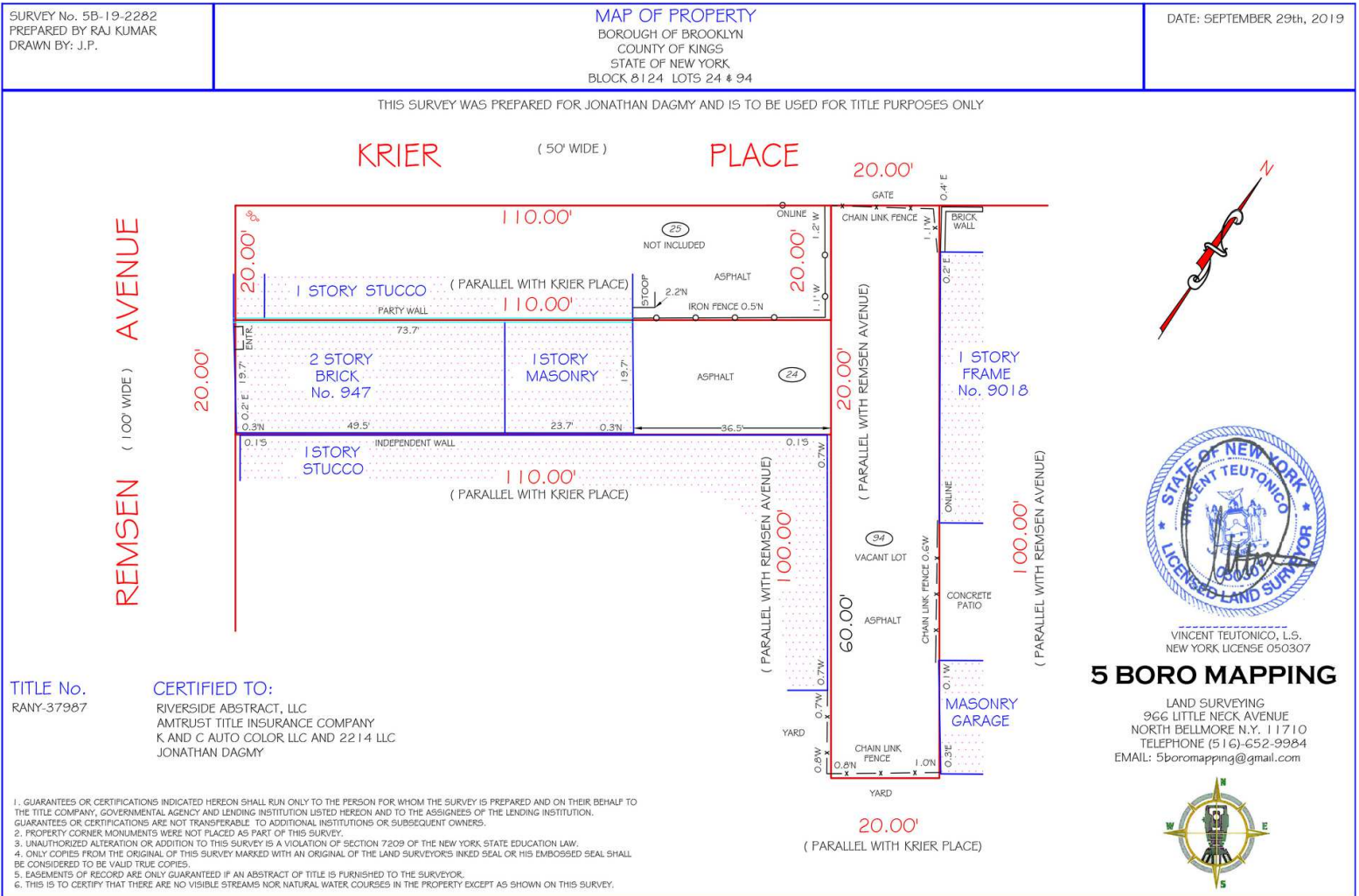
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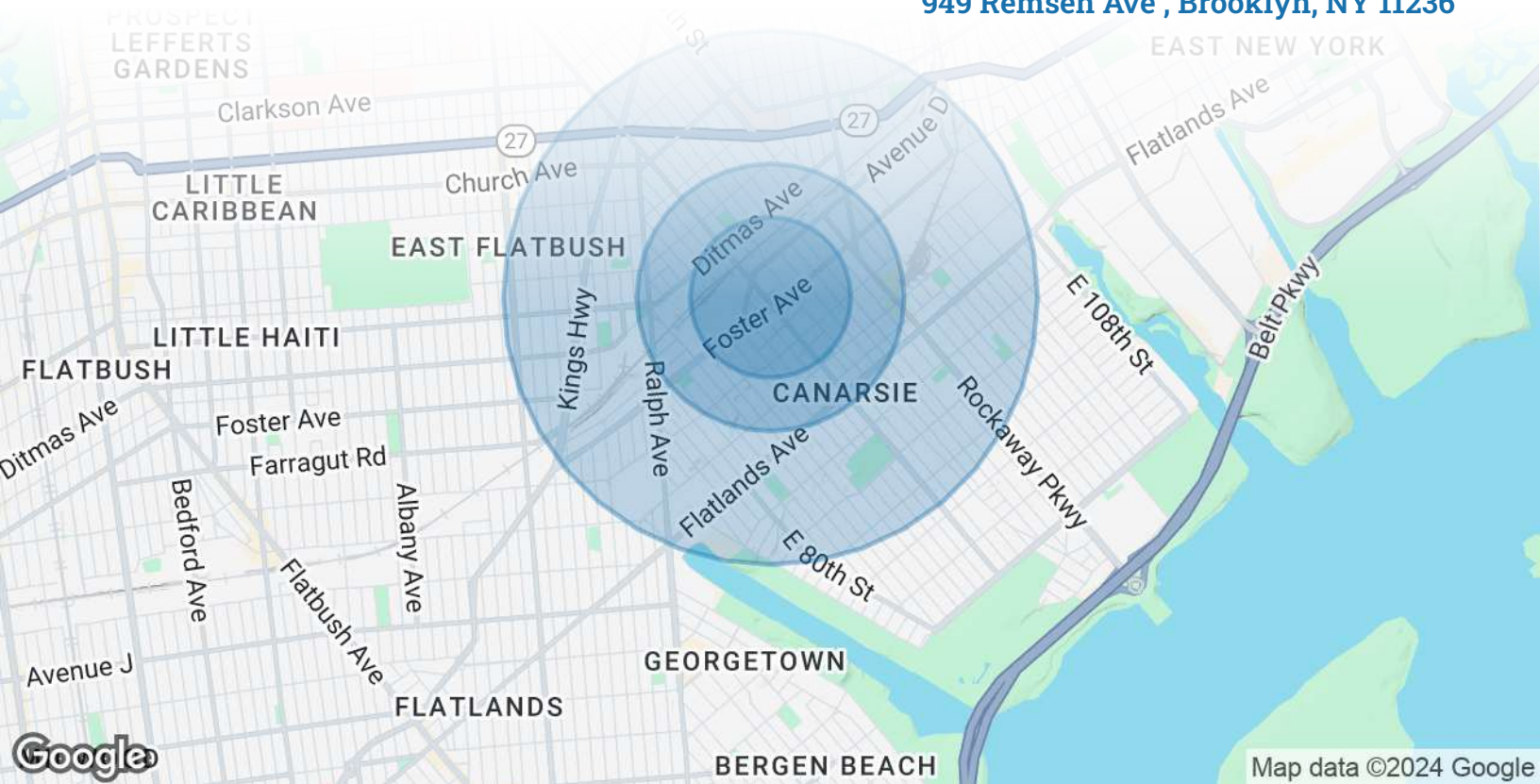
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	6,248	20,224	104,052
Average Age	41	42	41
Average Age (Male)	39	39	39
Average Age (Female)	42	43	43
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	2,065	6,771	35,574
# of Persons per HH	3	3	2.9
Average HH Income	\$116,946	\$111,105	\$92,707
Average House Value	\$668,383	\$712,114	\$669,908



104,052

People within 1 Mile



\$92,707

Avg Household Income

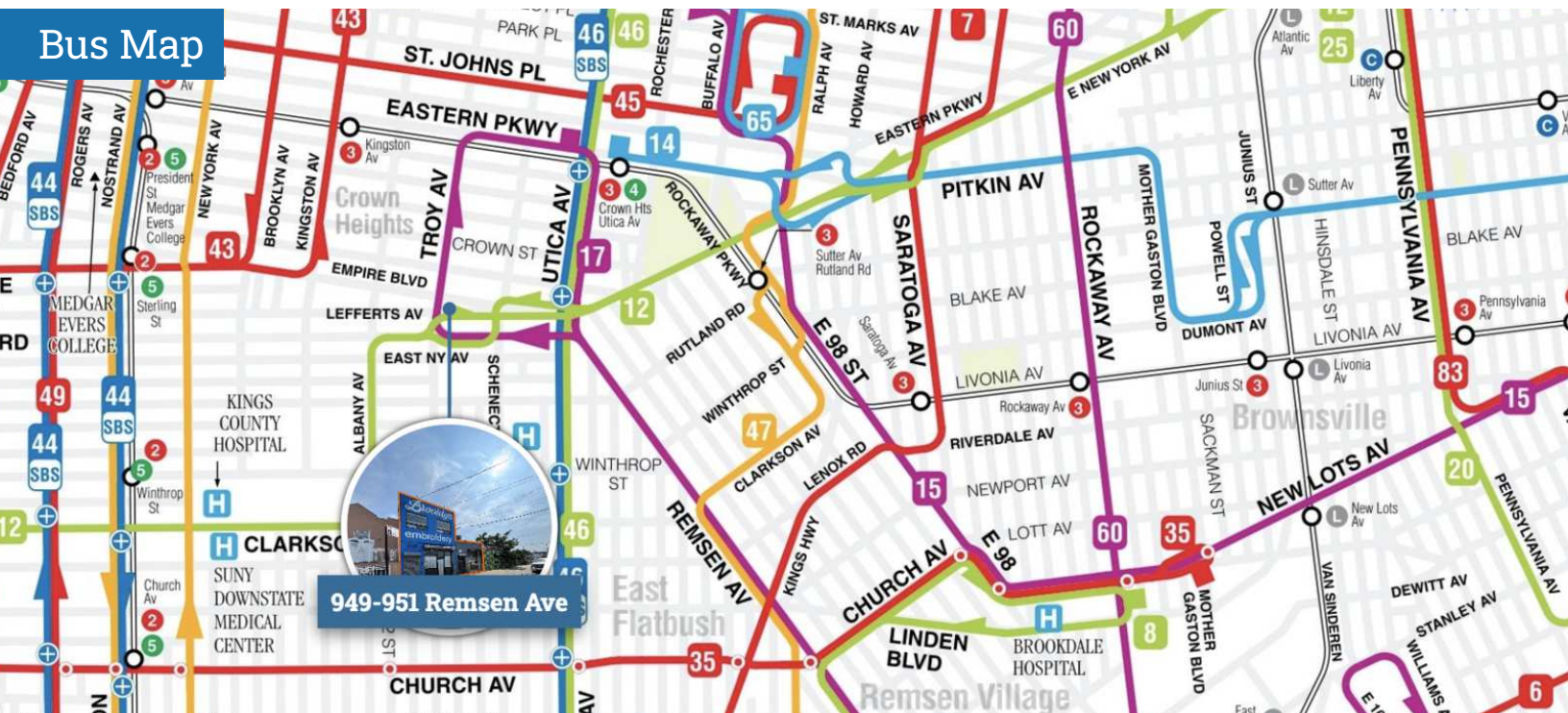
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