

# 1675 East New York Ave



Located between 1675 East New York Ave and 2438 Dean St., this prime commercial property offers excellent visibility and access. The two attached buildings face both streets and feature legal parking on the sidewalk for convenience.



The property includes a two-story building with a basement, totaling 748 x 3 square feet. In addition, there is a spacious 1,100 square-foot warehouse/garage perfect for a variety of uses.

With a Certificate of Occupancy for automotive use and R7A zoning, the property offers flexibility for multiple business ventures. Potential uses include a car service, body shop, detailing, retail store, party space, laundromat, restaurant, or deli.

The landlord is open to the possibility of a joint business venture, making this an ideal opportunity for those looking to establish or expand a business in a thriving Brooklyn location.



**Bogdan Bezkorovainyi**

Lic. Real Estate Salesperson

(917) 361-5976

bogdanb@opgny.com

5 West 37th Street, 12th Floor,  
NY NY 10018