

324 Van Brunt – Storefront | 1,000 SF

Red Hook, Brooklyn | Retail/Creative Space for Lease



HL Dynasty Real Estate | (718) 834-8675 | brokerage@hl-dynasty.com

Property Highlights

- 1,000 SF ground-floor commercial space
- Bonus: 1,000 SF basement storage included
- Wide storefront with large display windows and natural light
- 12' ceiling height with flexible open-plan layout
- Plumbing and electric already in place
- Ideal for salon, boutique retail, office, gallery, or studio use
- Triple Net Lease (NNN) – tenant pays utilities and property taxes
- Move-in ready with excellent foot traffic and signage potential



Property Overview

ADDRESS

324 Van Brunt St, Brooklyn, NY 11231

NEIGHBORHOOD

Red Hook, Brooklyn

AVAILABILITY

1,000 SF Storefront + 1,000 SF
Basement Storage

ASKING RENT

Upon Request

LEASE TYPE

NNN (Tenant pays utilities & taxes)

ZONING

Commercial (Retail/Creative Use)

CEILING HEIGHT

12 Feet

ACCESS

Direct street access + internal
basement access

POWER

Standard retail electrical with
plumbing in place

CONDITION

Bright, open layout – move-in ready



Building Specifications

GLA

7,848 SF

FLOORS

4

TYPICAL FLOOR

2,229 SF

YEAR BUILT

1931

CONSTRUCTION

Masonry

SPRINKLERS

Wet

ELEVATORS

N/A

LAND AREA

4,050 SF

UTILITIES

Electric, Water, Sewer

Zoning

R5



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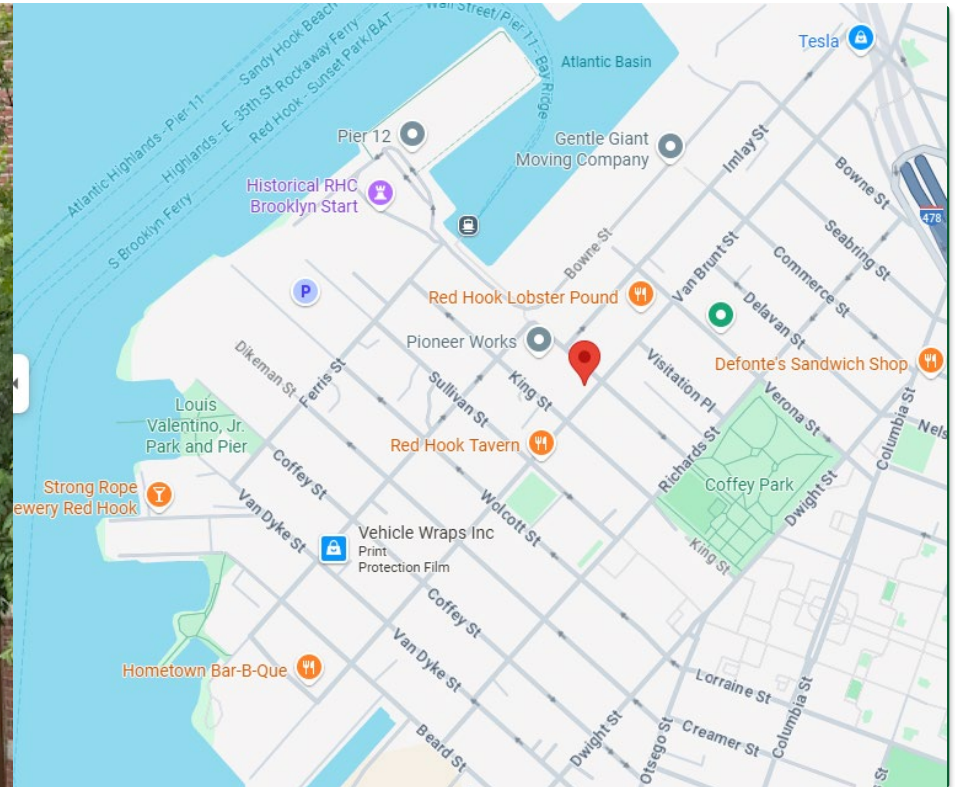
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Location

- 2-minute walk to B61 bus at Van dyke & Van Brunt
- 10-minute walk to the Red Hook Ferry Terminal
- 24-minute walk to Smith-9th St Subway (F/G lines)
- Close to Brooklyn waterfront, IKEA, and local institutions
- Strong local and citywide visitor traffic



Terms & Contact

Transaction Terms

- **Availability:** Immediate
- **Asking Rent:** Upon Request
- **Lease Type:** Triple Net (NNN)
- **Uses:** Retail | Salon | Studio | Gallery | Creative Office

Contact

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