

# RETAIL SPACE FOR LEASE



**953 DEAN ST, BROOKLYN, NY 11238**



## PROPERTY DETAILS

### LOCATION INFO

CORNER OF DEAN ST &  
CLASSON AVE

### NEIGHBORHOOD

CROWN HEIGHTS

### BLOCK & LOT

01134-0096

### ZONING

M1-2A/R6A, M1-3A/R7D

### SIZE

SPACE A - 16,788 SF

SPACE B - 2,200 SF

## ASKING PRICE

**\$50 PSF**

## CONTACT EXCLUSIVE BROKER

ARSEN ATBASHYAN

917-939-3760

ARSEN@COMMERCIALACQ.COM

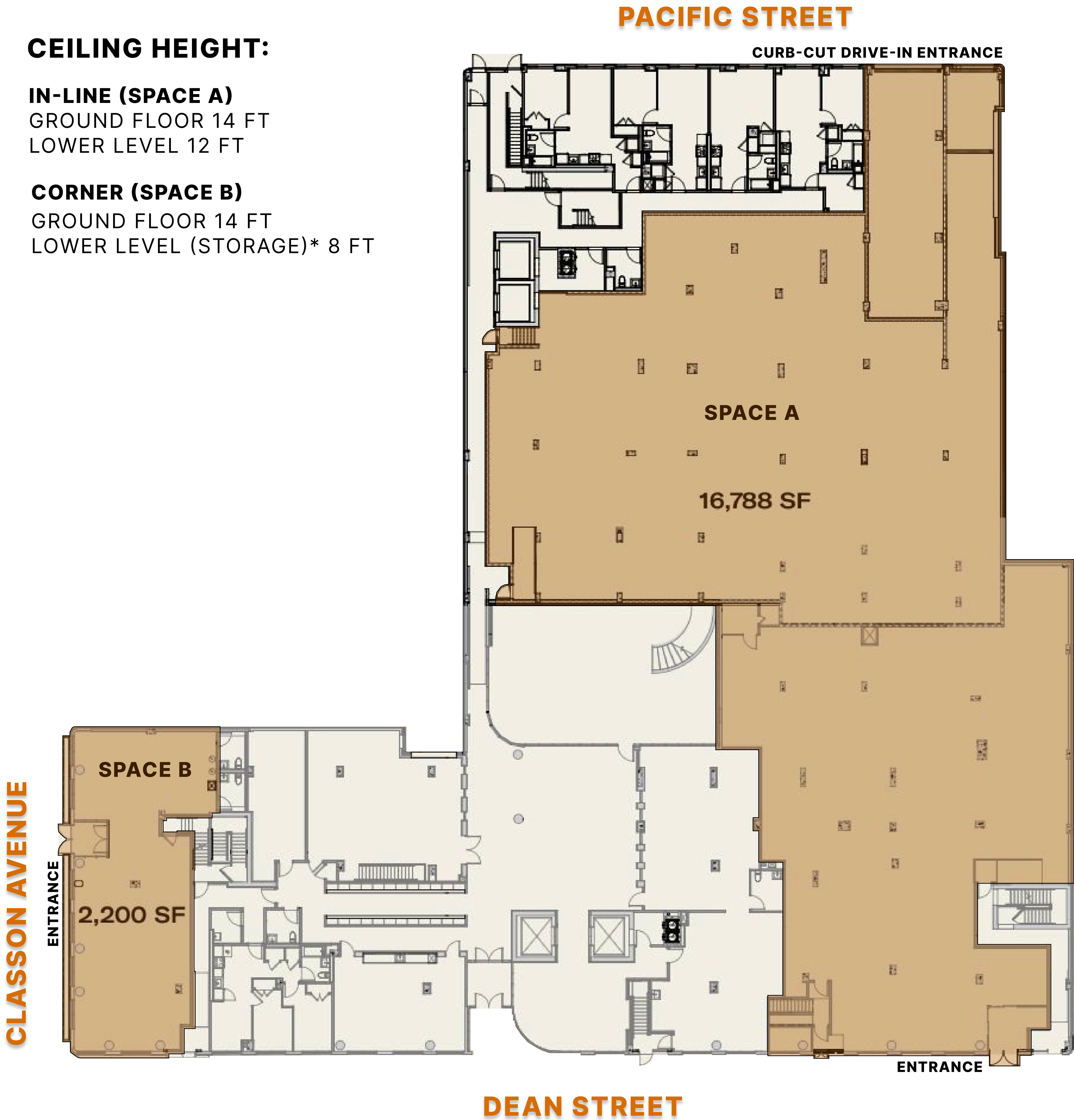
FOR MORE INFORMATION ON THIS PROPERTY PLEASE CALL OUR OFFICE: **718.517.8700**



**CEILING HEIGHT:**

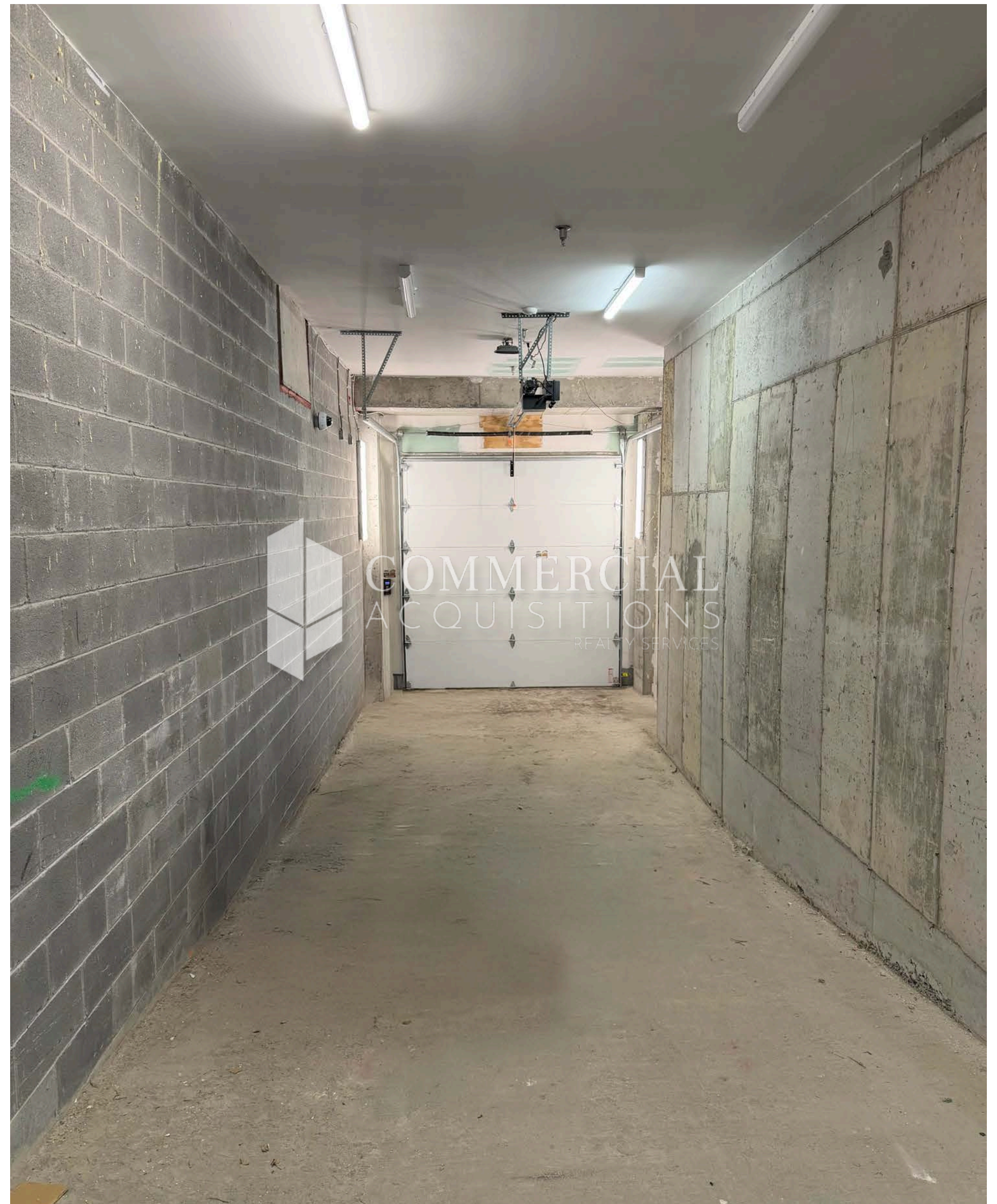
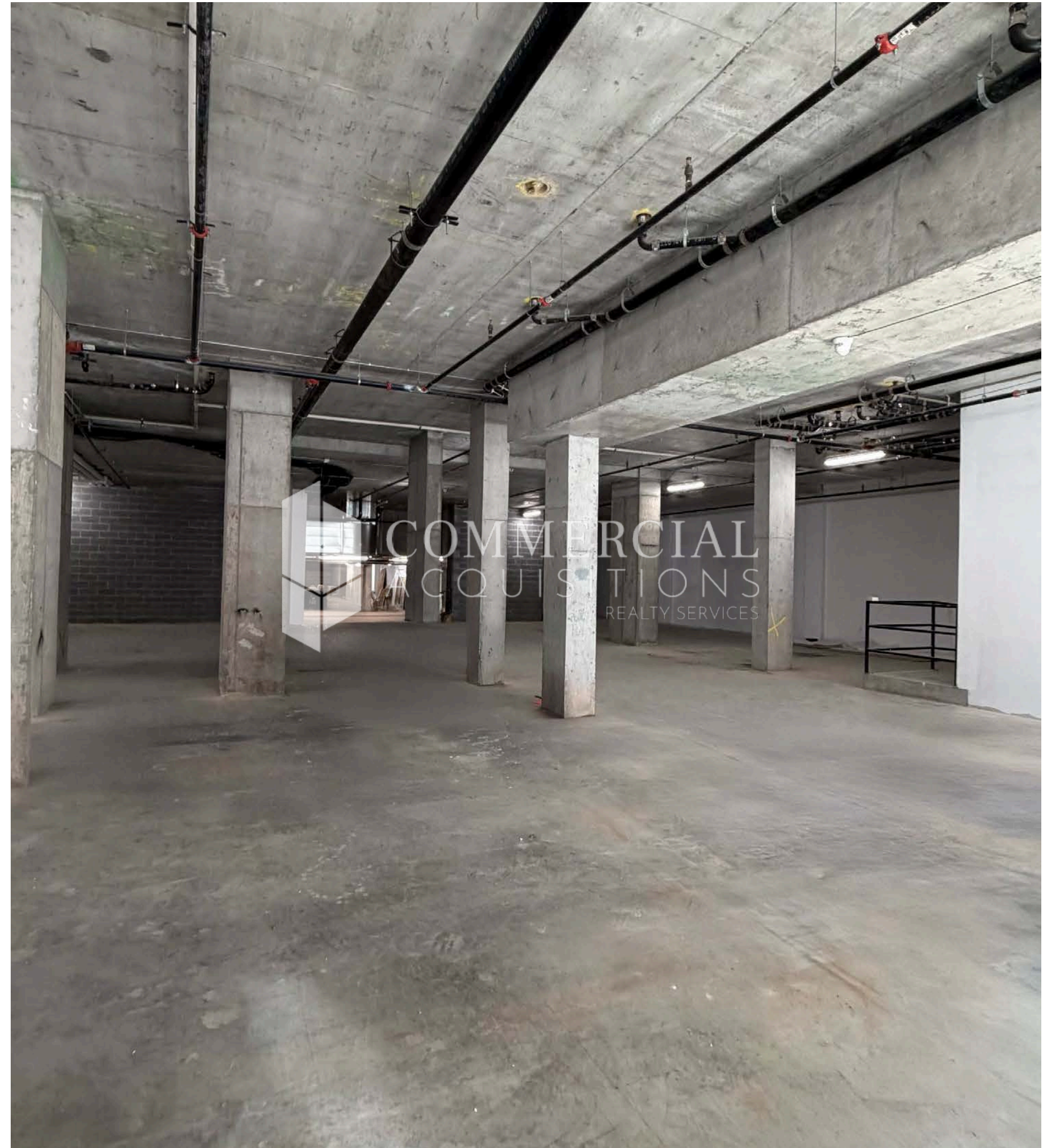
**IN-LINE (SPACE A)**  
GROUND FLOOR 14 FT  
LOWER LEVEL 12 FT

**CORNER (SPACE B)**  
GROUND FLOOR 14 FT  
LOWER LEVEL (STORAGE)\* 8 FT

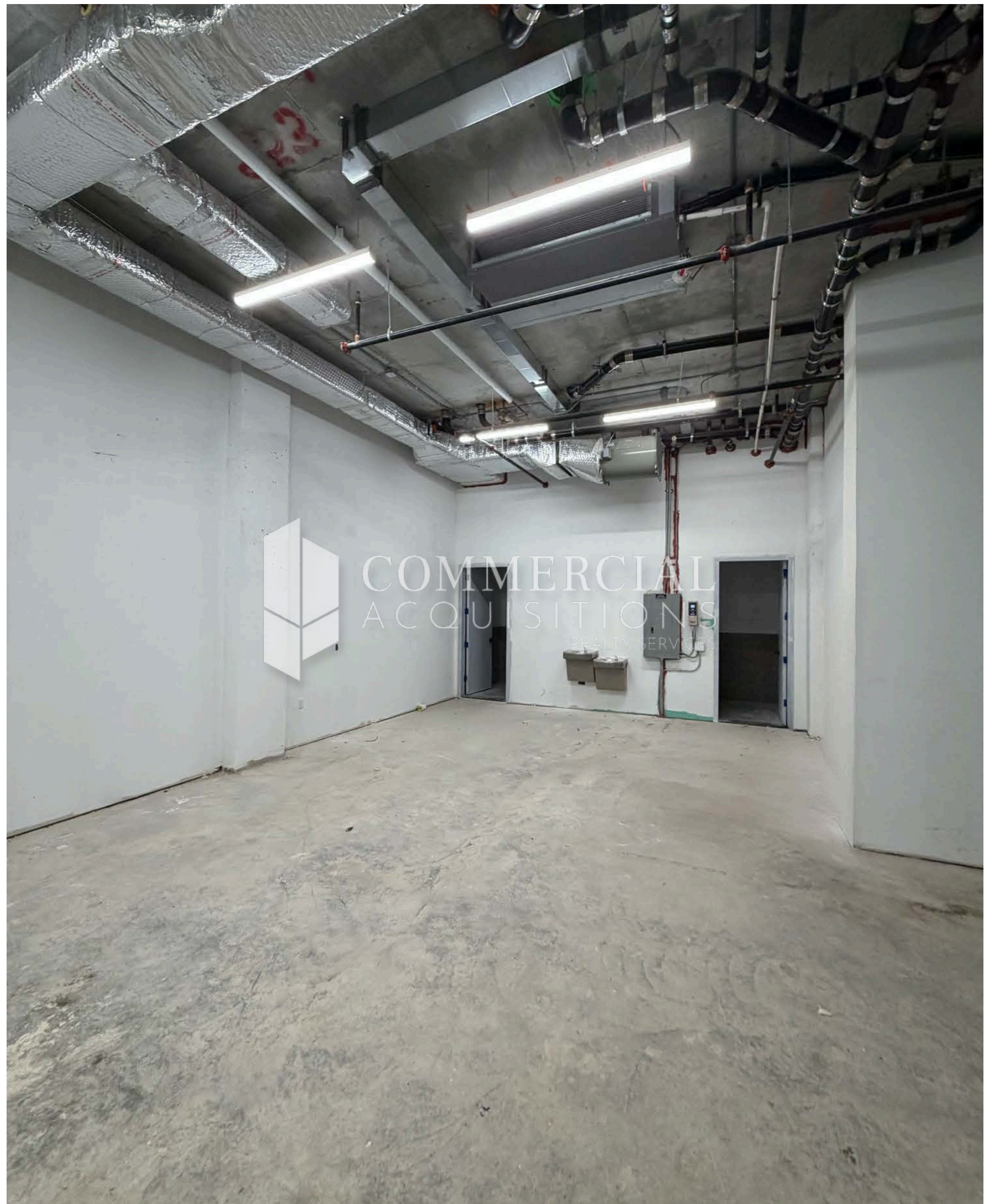
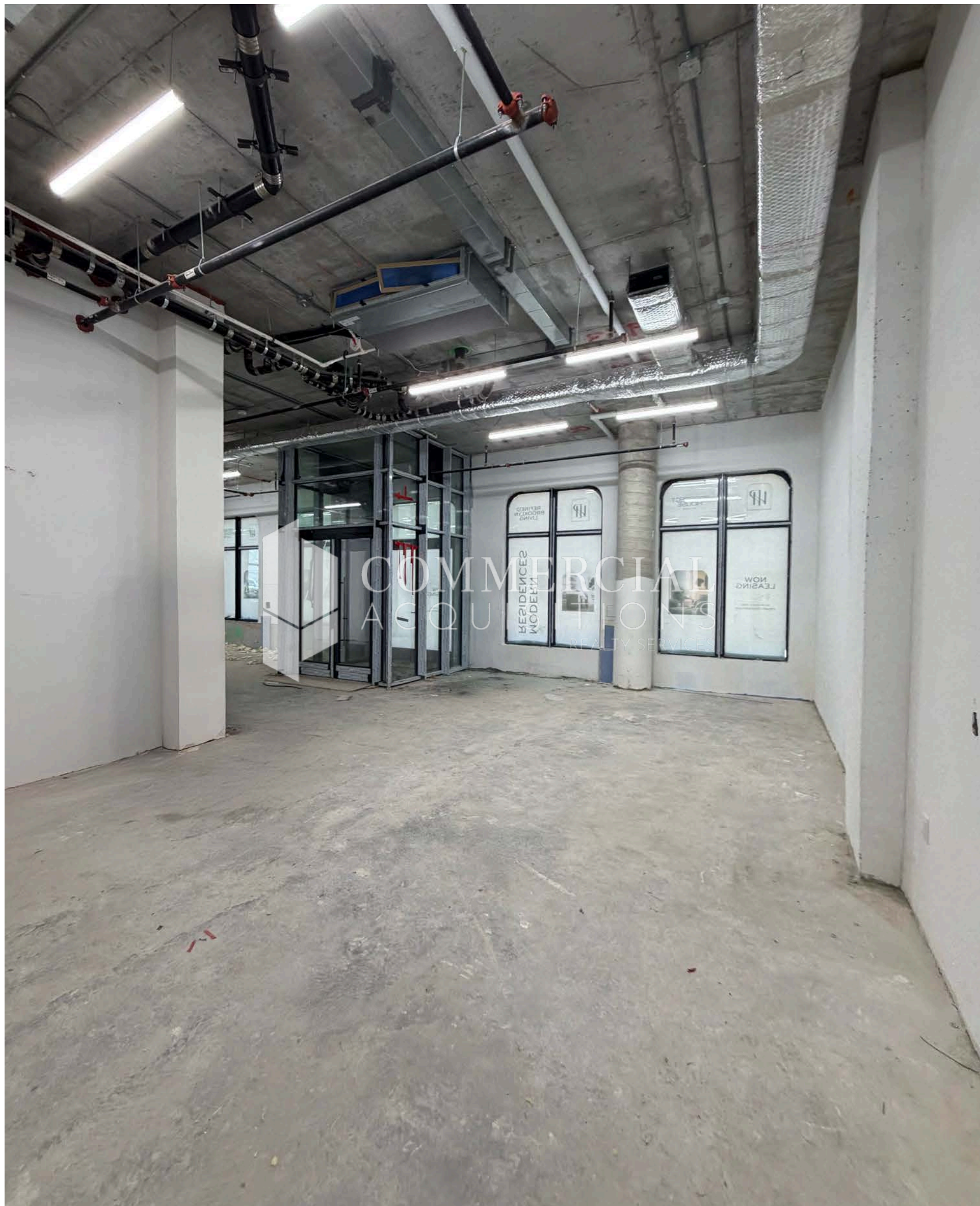
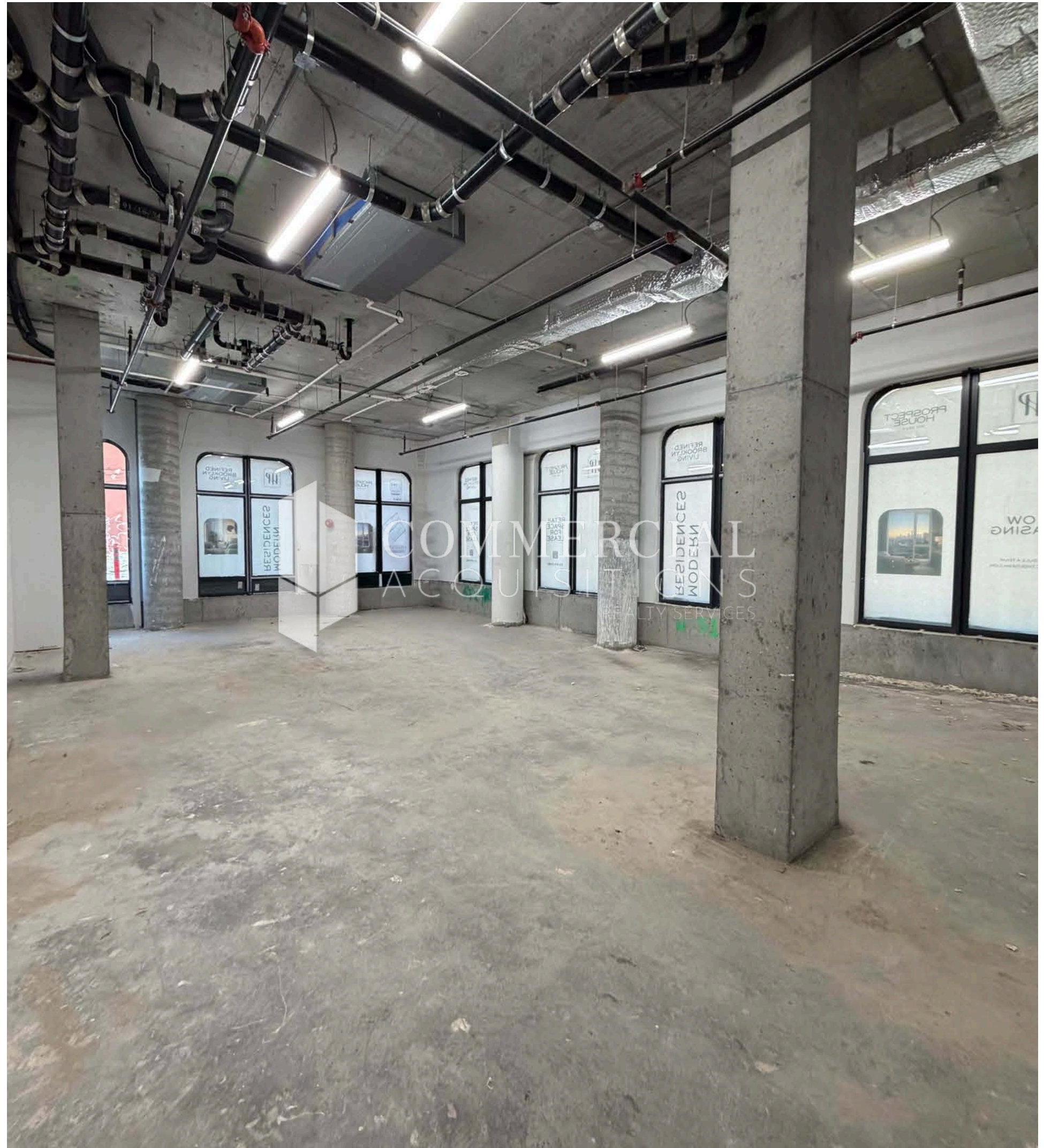
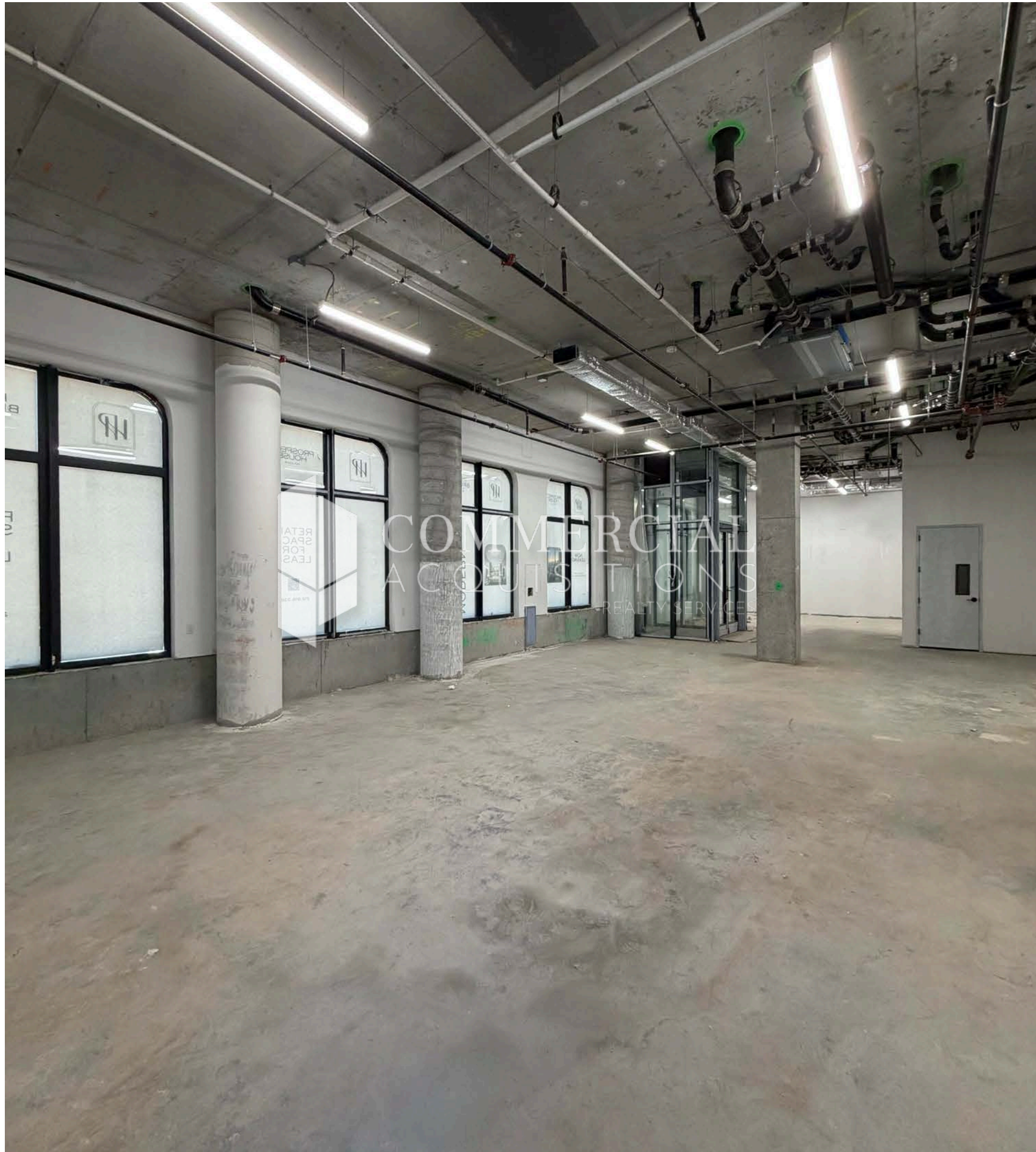




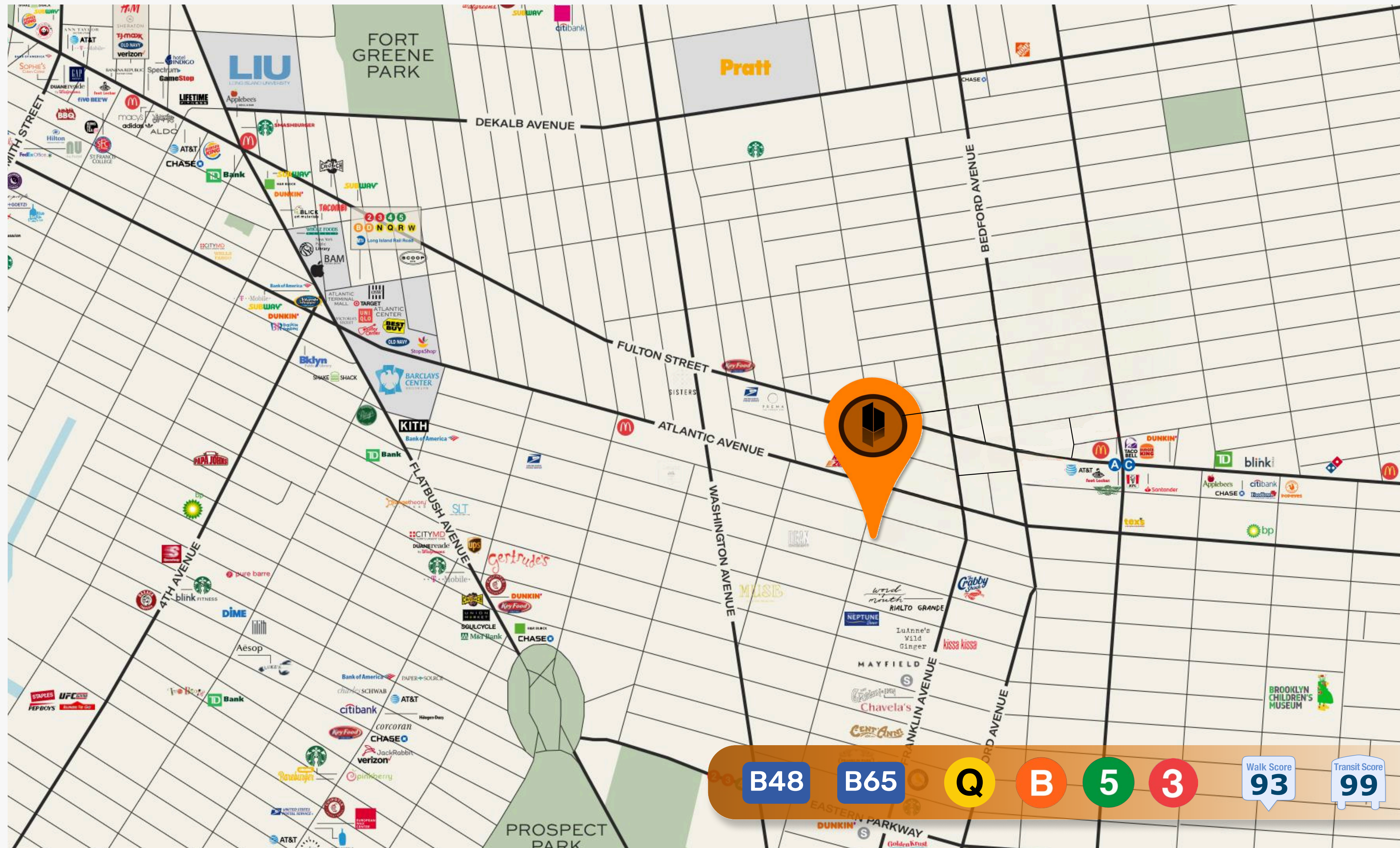
# SPACE A PHOTOS











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NY 11238**

## PROPERTY COMMENTS

- BUILT 2023, WHITE BOX RETAIL
- PRIME CROWN HEIGHTS LOCATION
- 2,200-SF CORNER SPACE  
IDEAL FOR A CAFE/RESTAURANT
- 16,788-SF IN-LINE SPACE WITH DRIVE-IN  
PARKING LOT OR LOADING – IDEAL FOR A  
MEDICAL USE, SUPERMARKET OR SCHOOL
- ADDITIONAL SUB-LEVEL SPACE AVAILABLE  
WITH EACH UNIT
- SPACE A IS SUB-DIVISIBLE
- STEPS AWAY FROM PUBLIC TRANSPORTATION



STREET VIEW

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