

1031 GRAND STREET

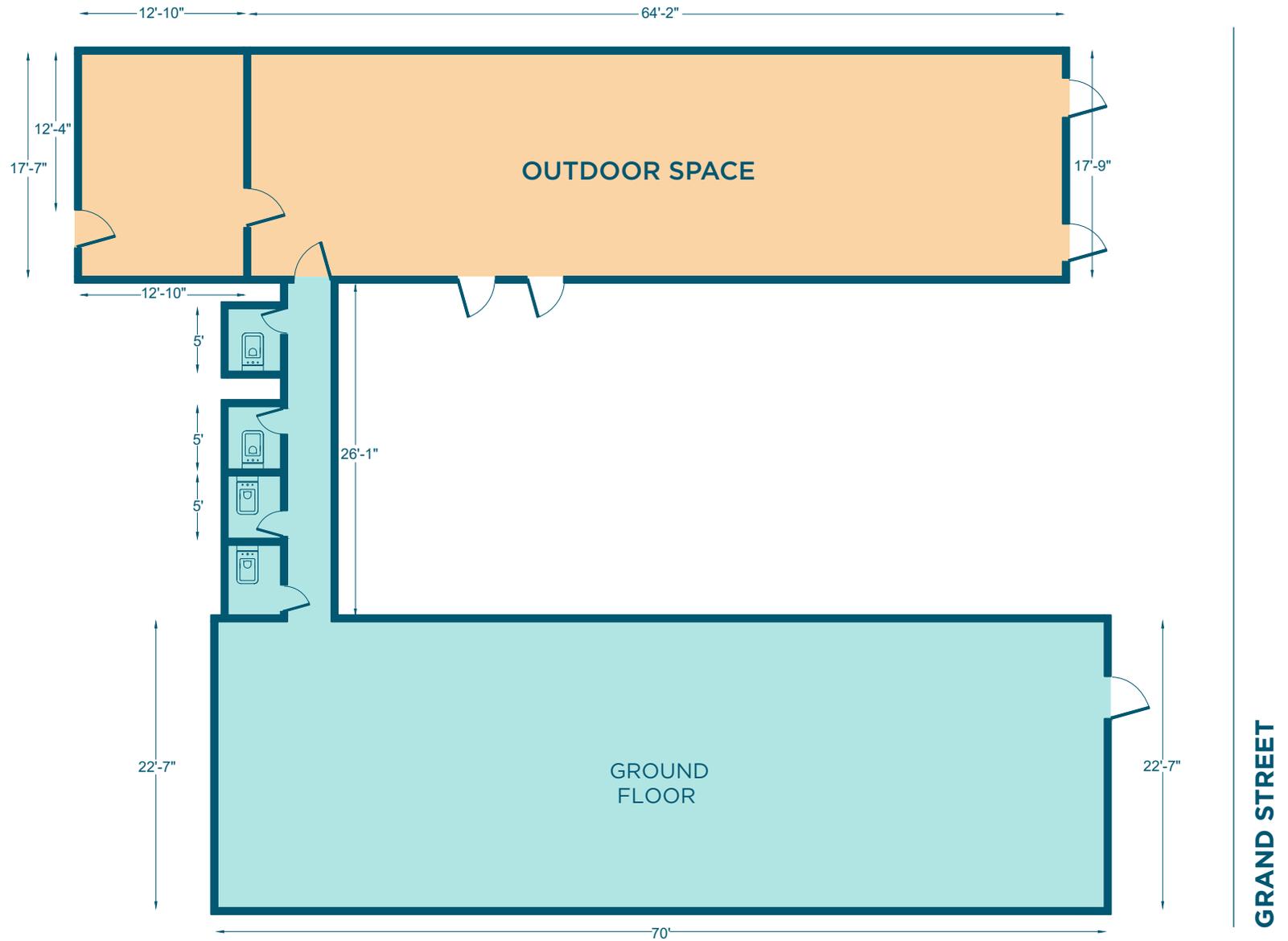


**RETAIL SPACES
FOR LEASE**

SPACE HIGHLIGHTS

AVAILABLE SPACES	ASKING RENT
Lower level space 3,000 SF Main level space 2,200 SF Outdoor space 1,000 SF	\$25,000/Month
LOCATION	CEILING HEIGHT
Grand Street & Morgan Avenue	15 FT
FRONTAGE	DIMENSIONS
50 FT	Variable
ZONING	OCCUPANCY
M1-2	February 2026
HIGHLIGHTS/FEATURES	
<p> •Vintage, Antique •Outdoor/BBQ Area • Massive Main Lower Level Room • High (Atrium) Ceilings w/skylights </p> <p> SPACES AVAILABLE in an ALL-COMMERCIAL BUILDING/NEIGHBORHOOD! A TURN-KEY Space (No Key Money ask), which includes 1,000+ square feet of on-premise OUTDOOR SPACE, 13 beer taps, coolers, refrigerators, Ground Floor + Lower Level area. This combination is perfect for a BREWERY, or Restaurant with BEER GARDEN/Patio Seating! </p>	

FLOORPLANS & DETAILS

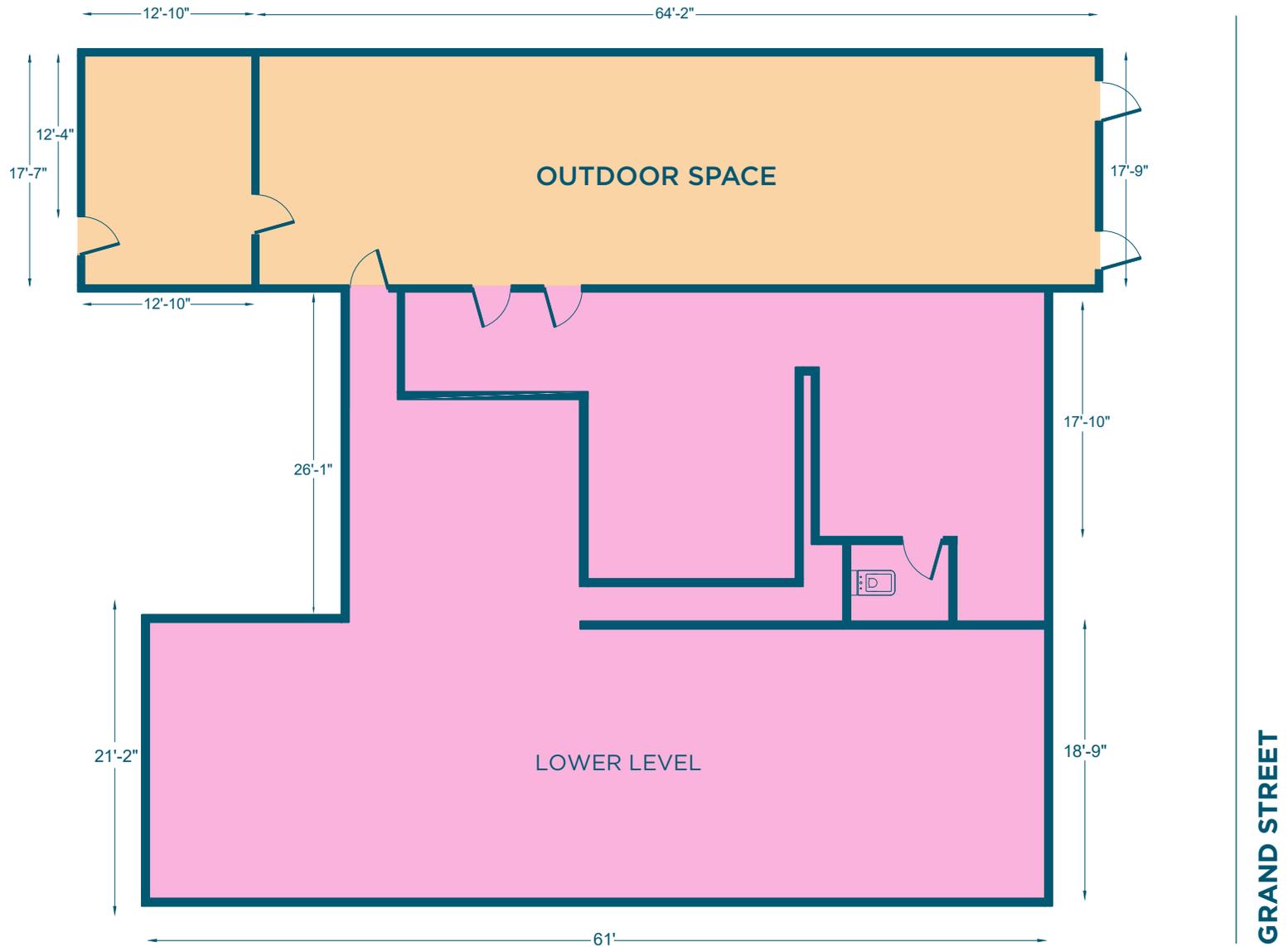


EAST WILLIAMSBURG BROOKLYN

1031 GRAND STREET

FLOORPLANS & DETAILS

VACANT SPACE



EAST WILLIAMSBURG BROOKLYN

1031 GRAND STREET

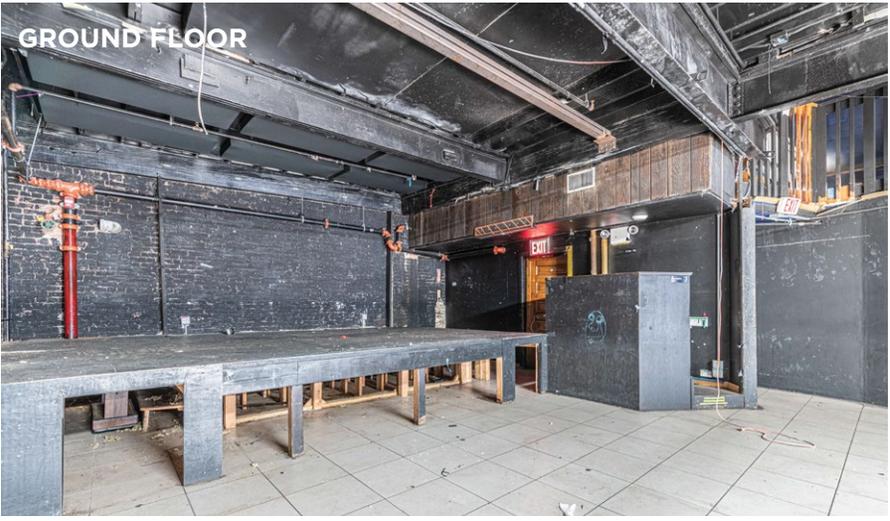
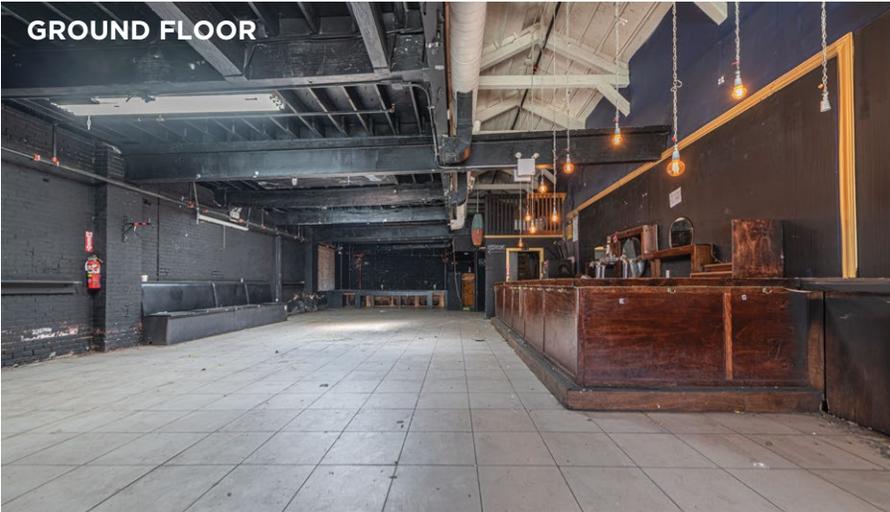
EXISTING CONDITION



EAST WILLIAMSBURG BROOKLYN

1031 GRAND STREET

EXISTING CONDITION



EAST WILLIAMSBURG BROOKLYN

1031 GRAND STREET

EXISTING CONDITION

