

# FOR LEASE



## Kalmon Dolgin AFFILIATES INC.

### Prime Ground Floor Retail Space Available January 2026

**31 Nassau Avenue Brooklyn, NY 11222**



**Approx. 2,500 SF Ground Floor Retail Space that is a part of a multi-tenanted building that runs the entire length of Nassau Avenue between Dobbin St and Guernsey St. Beautiful McCarren Park views. Private bathroom.**

**Floor Plans Available Upon Request**

#### **BUILDING AMENITIES**

**Sprinklered/Fire Alarm  
Utilities separately metered  
High ceilings  
On-site super  
Multi-tenanted**

**Pricing  
Available  
Upon  
Request**



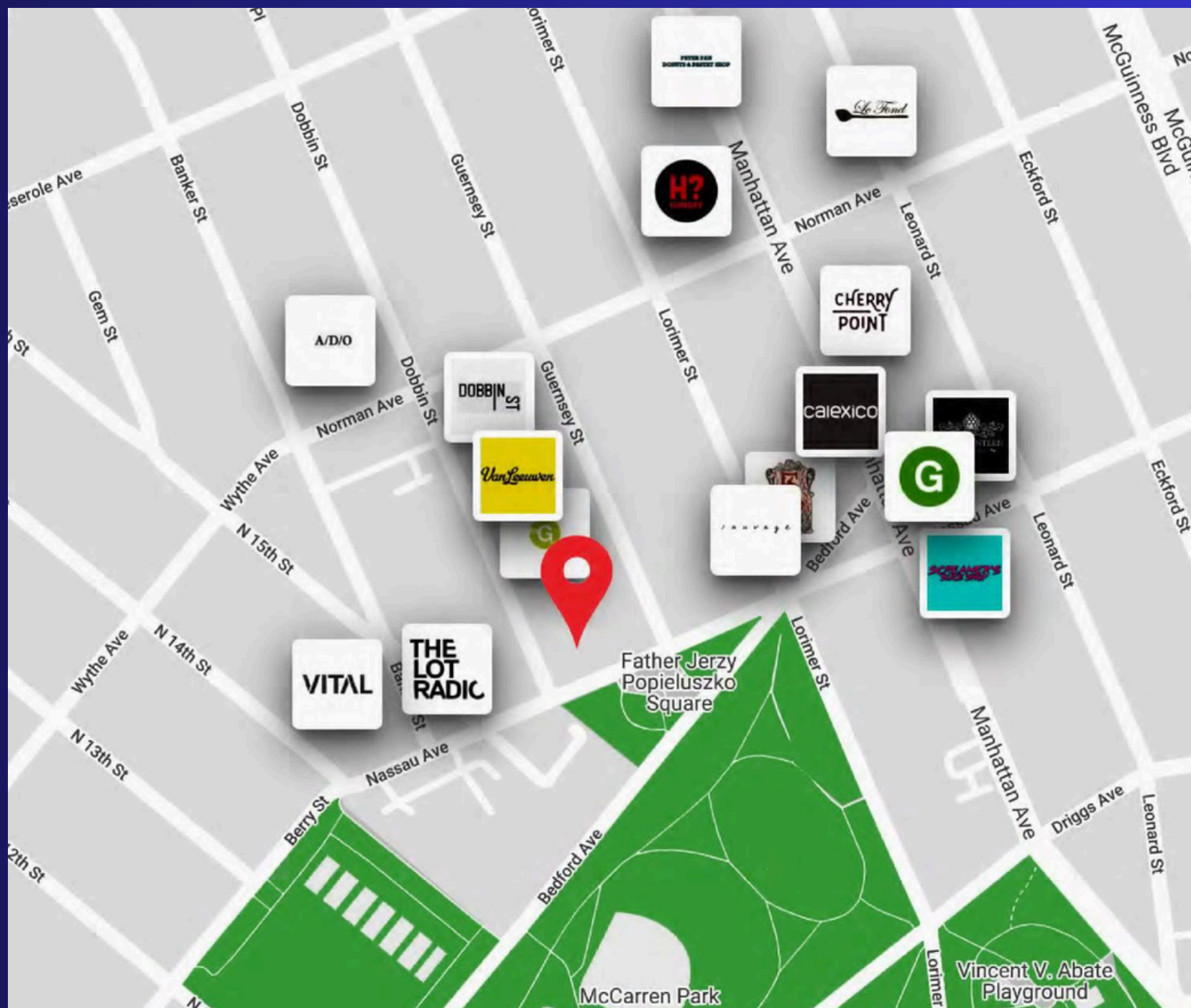
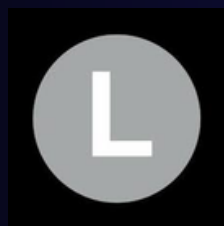
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### TRANSPORTATION

Just blocks away from the Nassau Ave. G train and Bedford Ave L train. Bus stop across the street.



### GREENPOINT

This space is surrounded by businesses and restaurants! The Lot Radio station, A/D/O art institute, as well as restaurants like Screamer's Slice, Calexico, Five Leaves, Vital Rock Climbing Gym and Keg & Lantern Brewery are all within a 3 block radius. Van Leeuwen Ice Cream and Dobbin St. Event space are on the same block.

**31 Nassau Avenue is a prime walkable location**

### CONTACT EXCLUSIVE BROKER :

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