



# 991 FLATBUSH AVENUE

Flatbush | Brooklyn, NY 11226



**±1,800 SF**

GROUND FLOOR

**20 FT**

OF FRONTAGE

**100 FT**

DEPTH

**\$11,250**

PER MONTH

## THE OPPORTUNITY

991 Flatbush Avenue offers approximately 1,800 SF of usable ground-floor retail — on the heavily trafficked Flatbush Avenue corridor near Church Avenue, in the heart of one of Brooklyn's busiest shopping districts. With 20 feet of frontage and a full 100-foot run, the space delivers a high-visibility presence in central Flatbush.

## PROPERTY DETAILS

|              |                                         |
|--------------|-----------------------------------------|
| ADDRESS      | 991 Flatbush Avenue, Brooklyn, NY 11226 |
| NEIGHBORHOOD | Flatbush                                |
| AVAILABLE    | ±1,800 SF usable — Ground Floor         |
| DIMENSIONS   | 20 FT × 100 FT (W × D)                  |
| FRONTAGE     | 20 FT                                   |
| CORRIDOR     | Flatbush Ave near Church Ave            |
| ASKING RENT  | \$11,250 / month · ≈ \$75/SF/yr         |

## HIGHLIGHTS

- 20 × 100 ft — approximately 1,800 SF usable on the ground floor
- 20 feet of frontage on the high-traffic Flatbush Avenue corridor
- In the heart of the Flatbush shopping district, near Church Avenue
- Dense residential trade area with exceptionally high foot traffic

## LOCATION & TRANSIT

- On the Flatbush Avenue retail corridor near Church Avenue
- B41 (Flatbush Ave) and B35 (Church Ave) bus service
- Near B/Q and 2/5 service in central Flatbush

## IDEAL USES

Retail · wholesale & retail · showroom · service · office — flexible ground-floor layout on a prime corridor.

Lease terms available on request — contact Joseph Betesh at 718.265.1200 to arrange a tour.

**Joseph Betesh**  
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