

# PRIME CORNER RETAIL SPACE IN GREENPOINT!



## 531 GRAHAM AVENUE COMMERCIAL

ASKING RENT: \$5,900/MONTH | PPSF: \$44.25

SQ FOOTAGE: ~1,600 SF + ~500 OUTDOOR SPACE

SEE MORE ON CORCORAN.COM: [WEB# 5654613](https://www.corcoran.com/web/5654613)

One of a kind Corner Retail space perfect for all uses. Newly renovated with brand new brick façade, storefront and additional entryway added to this unique space. High ceilings, exposed columns and open floorplan are just the icing on the cake. Some of the most important features include the tremendous amount of frontage, which is approx. 60LF, blending with large outdoor space and a curb cut. Any use will be considered including short and long term leasing.

The commercial space offers ~1,600 SF of interior square footage, +/-500 SF of outdoor space, 12'+ ceiling height, oversized windows, concrete flooring, exposed brick, and two bathrooms. Basement area is available in this offering.

531 Graham Ave's is centrally located in Greenpoint just several blocks from the Nassau G & Bedford Ave L Subway lines. The B43 bus stop is right outside and McCarren Park is a stone's throw away. There are endless options for the best restaurants, coffee, shopping and services - everything this vibrant neighborhood is known for! Such as Fives Leaves, Awoke Vintage, Starbucks, ID Menswear, Sauvage, Calexico, Xian Famous Foods, Spritzenhaus33, Baoburg just to name a few. It's an incredible opportunity for a serious business...do not miss out!

*The Forray Team at The Corcoran Group*

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REAL ESTATE WITH RESULTS

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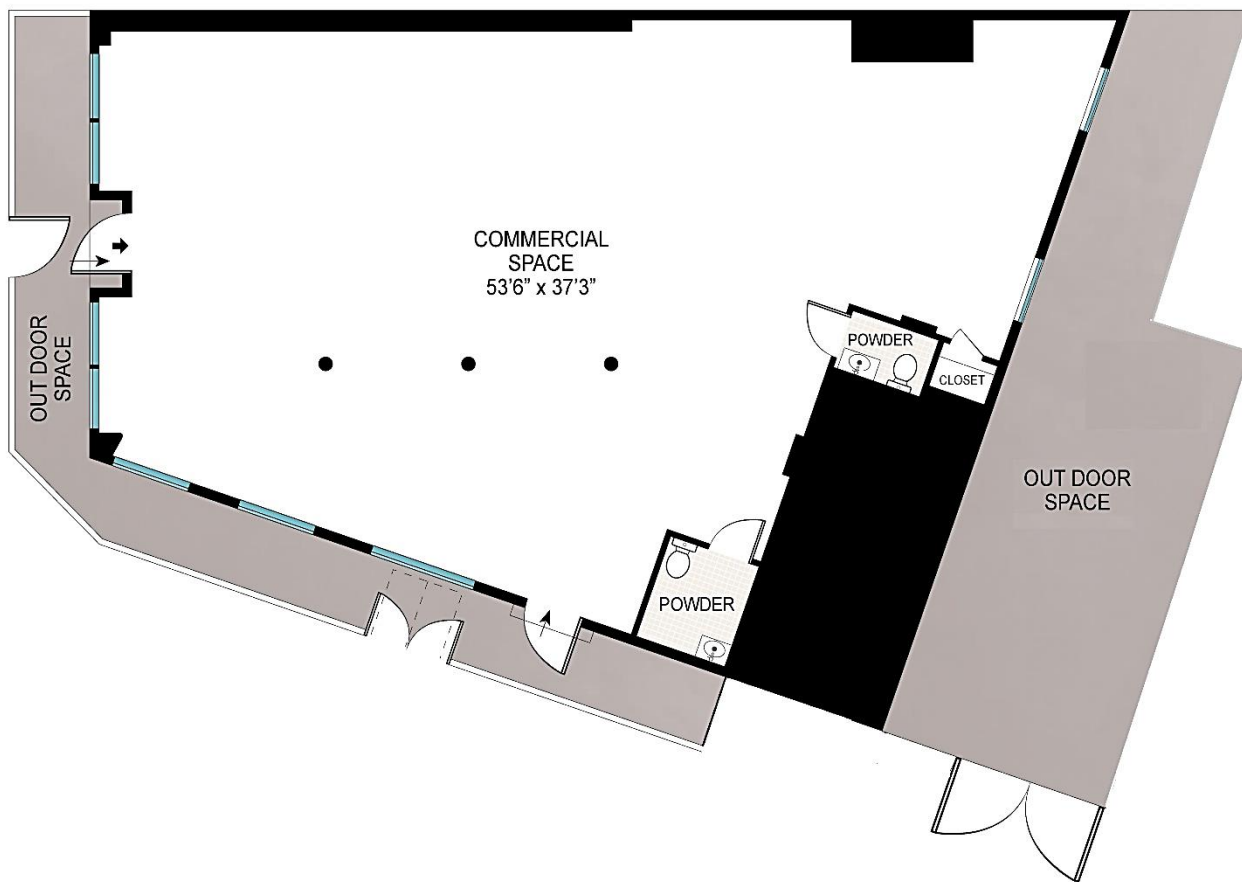
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# FLOOR PLAN



Scale in feet. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

531 Graham Avenue, Brooklyn

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