



**PINNACLE  
REALTY**  
OF NEW YORK, LLC

EXCLUSIVE LISTING

FOR LEASE



2902 WEST 37TH STREET

BROOKLYN, NY 11224

# Unique Opportunity 10,000 SF One- Story Bldg. with 6,000 SF Parking.

**IDEAL FOR:**

Retail, Auto Shop, Restaurant, Medical & Facility Use.

PRICE

Upon Request

**TYPE**

Warehouse / Industrial / Retail / Land

 <p><b>SQUARE FT.</b> <b>10,000</b> RSF BLDG <b>6,000</b> RSF PKG</p>	 <p><b>ZONING</b> <b>R3-1,</b> <b>C1-2</b></p>
 <p><b>CLEAR HEIGHT</b> <b>18' - 30'</b></p>	<p><b>PARCEL ID</b></p>  <p><b>7031</b> BLOCK</p>
 <p><b>LOADING</b> <b>3</b> Drive-in Doors</p>	 <p><b>18</b> LOT</p>

718-784-8282 / PINNACLERENY.COM

All information is from sources deemed reliable and is submitted subject to errors, omission, changes of price or other conditions, prior sale, rent and withdrawal without notice.

# Property Overview

Welcome to 2902 West 37th Street—This one-story building, spanning 10,000 Sq. Ft. Warehouse, boasts an additional 6,000 Sq. Ft. of parking space, providing ample room for various business ventures.

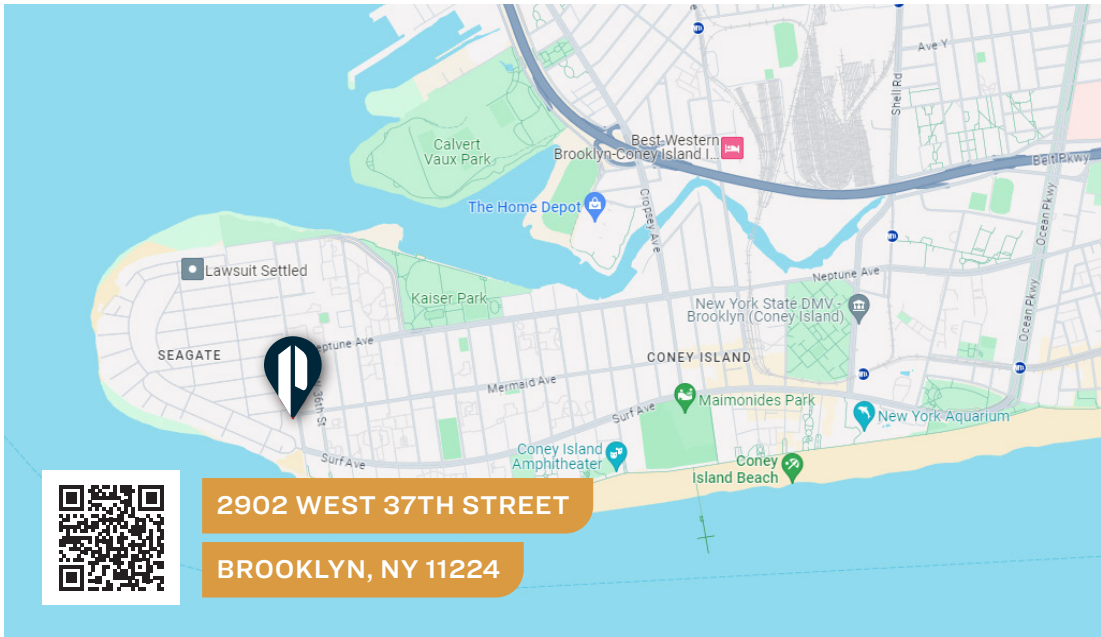
The property has undergone a full renovation, showcasing a unique dome roof with captivating characteristics that add a touch of flair to the surroundings. This property benefits from its proximity to several iconic attractions, making it an ideal destination for businesses looking to tap into a dynamic customer base.

Surrounded by the lively atmosphere of Coney Island, residents and tourists alike frequent the area, drawn to attractions such as the renowned New York Aquarium, the exhilarating Luna Park amusement park, the Ford Amphitheater at Coney Island Boardwalk, MCU Park—home of the Brooklyn Cyclones—and the legendary Nathan's Famous Hot Dogs.

Moreover, the immediate vicinity presents a promising business landscape, with approximately 66 rental properties featuring 4,028 units in various stages of planning or construction. Additionally, around 50 condominium properties, comprising 1,061 units, are in the pipeline for new development. This presents an excellent opportunity for entrepreneurs and businesses to establish a presence in a growing community.

The property is ideally suited for a range of community-

focused retail services, including but not limited to a pharmacy, restaurant, grocery store, medical center, or community center. With the influx of residents and the bustling tourist activity, the potential for success in this location is undeniable.



## TRANSPORTATION



MERMAID AVE  
BELT PARKWAY



B36, B74: W 37TH ST / MERMAID AVE



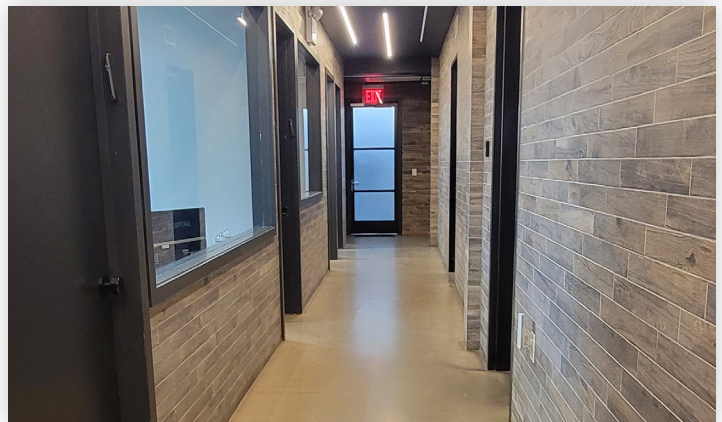
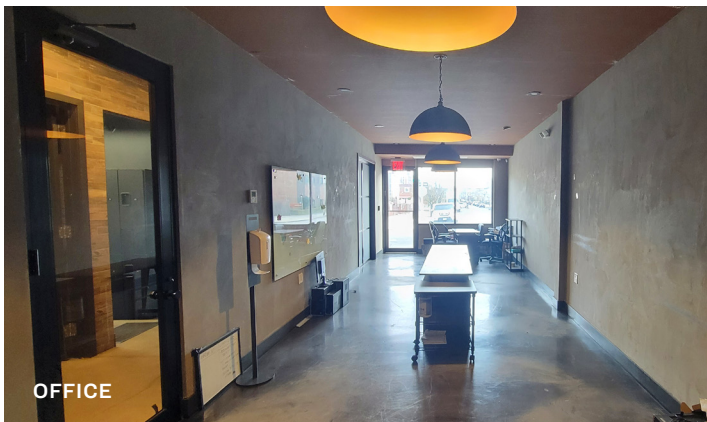
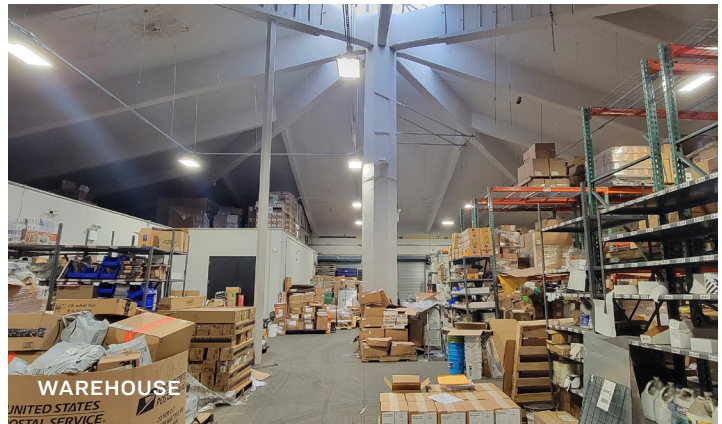
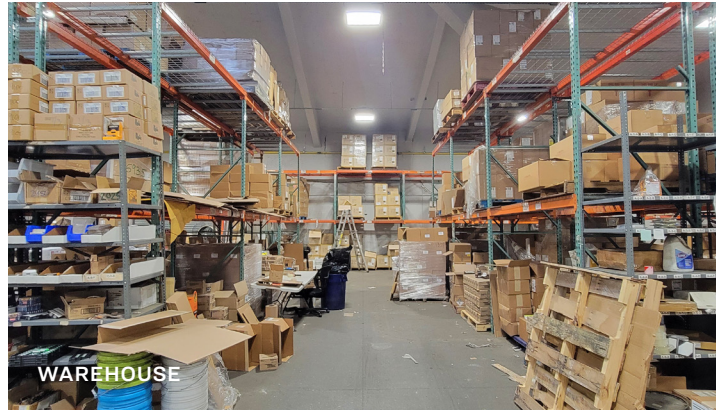
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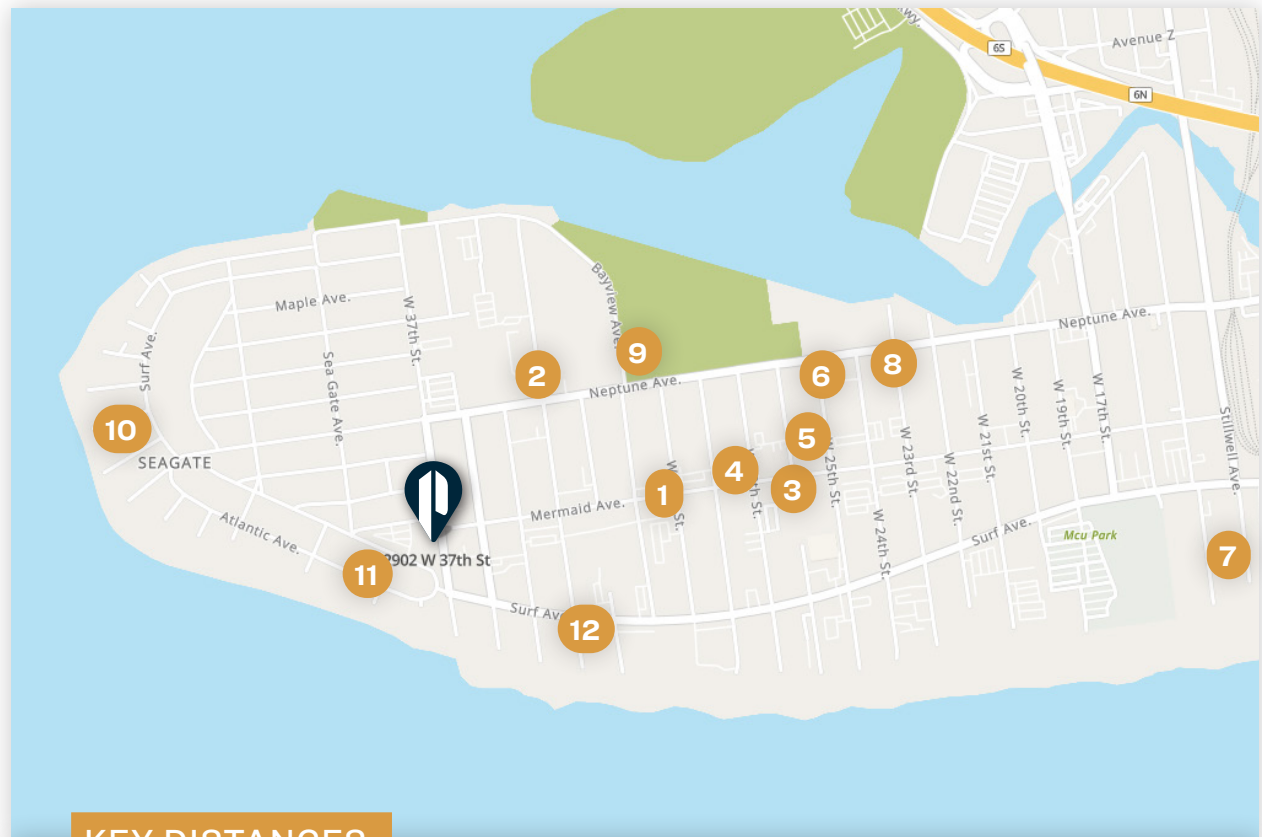
## FEATURES

- 10,000 Sq. Ft. One-Story Building  
Building Dimensions 100'x100'
- 7,000 Sq. Ft. Warehouse Space
- 500 Sq. Ft. Office
- 18 - 30 Ft. Ceiling (Dome Type Roof)
- 3 Drive-In Doors
- Fully Renovated in 2019
- Advanced Security System, Alarm
- 2,500 Sq. Ft. Mezzanine
- Additional 2,500 Sq. Ft. Finished Office is Available
- Partial HVAC
- 6,000 Parking. Parking Area Dimensions 60'x100'
- Paved, Fenced & Light Electric Gate
- Heavy Populated Area



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### KEY DISTANCES

1	NYC FAMILY DENTAL CARE	.3 MI	7	BROOKLYN BEACH SHOP	1.4 MI
2	BAY PARK PHARMACY	.3 MI	8	RCA AMBULANCE SERVICE	.8 MI
3	FINE FAIR SUPERMARKET	.5 MI	9	KAISER PARK	.5 MI
4	DUNKIN'	.5MI	10	CONEY ISLAND LIGHTHOUSE	.7MI
5	UNITED STATES POSTAL OFFICE	1 MI	11	WRAPS BY DUDES	.6 MI
6	FDNY ENGINE	.7 MI	12	NAUTILUS PLAYGROUND	.4 MI



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[pinnaclereny.com](http://pinnaclereny.com)

FOR MORE INFORMATION ABOUT THIS  
PROPERTY CONTACT EXCLUSIVE AGENT:



**NECHAMA LIBEROW**

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