



**WILLIAM - GREEN**  
REAL ESTATE

*Specialized in all your Real Estate needs in  
Williamsburg and Greenpoint.*

**Danny Duffoo**

Associate Broker - Team Lead

[DannyWGRealty@gmail.com](mailto:DannyWGRealty@gmail.com)

347.355.9905

# WILLIAM-GREEN REAL ESTATE

**EXCL. LANDLORD REP./AGENTS:**

**DANNY DUFFOO**

**347.355.9905**

[DannyWGRealty@gmail.com](mailto:DannyWGRealty@gmail.com)

**SERGE ALEXANDER**

**(347) 277-5695**

[SergeAlexanderRealestate@gmail.com](mailto:SergeAlexanderRealestate@gmail.com)



**132 & 134 METROPOLITAN AVE (Btwn Wythe Ave & Berry St)**  
**BROOKLYN, NY 11249**



**WILLIAM - GREEN**  
REAL ESTATE

# Prime Retail in 11249 - North Williamsburg!



972 Manhattan Avenue Brooklyn, N.Y. 11222

***Location, location, location.*** 132 & 134 Metropolitan Avenue are 2 structurally-sound buildings situated side-by-side. Position your business strategically on this exclusive block before the rents double in price in the next commercial boom. Domino Park is just a few short blocks away.

There are 3 spaces available, where Retail A & Retail B are on the same tax lot at 132 Metropolitan Ave. Catch the wave from the surrounding new luxury developments in the immediate vicinity such as the new storefronts being created from the rental development off the southwest corner of North 1st Street and Berry Street. Get early in the game before it is too late!!!

**Rents:** Retail A ~2200 sq. ft. \$13,500 per month

Retail B ~800 sq. ft. \$8,000 per month  
*w/ new glass facade*

**Retail C - 134 Metro - \$27,000 per month**

*(just reduced- will be scaffold on N. 1st Side in next few years)*

# Overview & Pricing

132-134 Metropolitan Avenue in Brooklyn, NY. This prime real estate opportunity is perfect for the retail business owner or restaurateur seeking to tap into the high-end clientele of Williamsburg. **The three unique spaces can be leased separately or combined to manifest a space with ample branding and display opportunity on a highly trafficked thoroughfare.**

The owner is willing to customize and build out the space to match your specific needs, so you have your dream space without the costly renovation. [LANDLORD PREFERS TO AVOID LEASING TO ONE OPERATOR AS IN OPTION 5](#)

OPTION 1 SPACE A	OPTION 2 SPACE B	OPTION 3 SPACE C	OPTION 4 SPACES A & B	OPTION 5 SPACES A, B & C
<del>\$15,000</del>	<del>\$8,500</del>	<del>\$29,000</del>	<del>\$22,000</del>	<del>\$50,000</del>
\$13,500	\$8,000	\$27,000		
132 Metropolitan 2,200 SF Warehouse 18-20' Hi Ceilings	99 N. 1st St “~800” SF ~ 429above grade 950SF below grade ADA approved basement!	134 Metropolitan “~4200+” SF +500SF Upper Mezz 3K+SF Ground grade 1000 SF Below Grade 500 SF Unfinished Bsmnt	Combo 132 3,000 SF	ALL 3 SPACES TBA SF

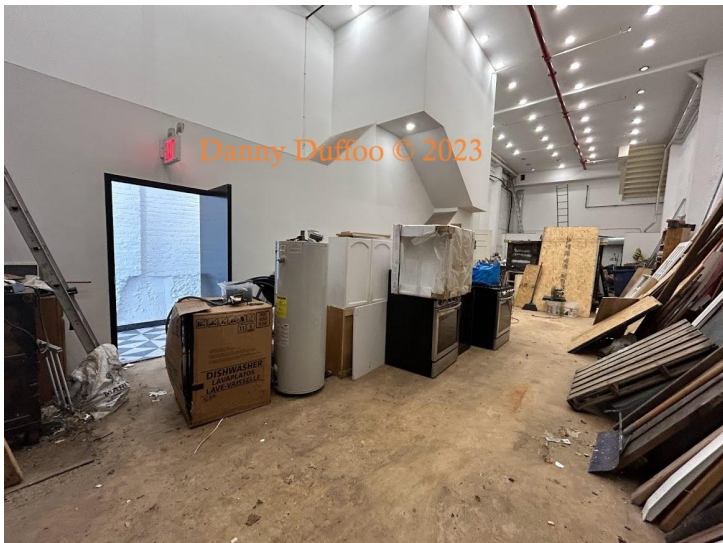


Photo of 132 Metro (Warehouse)

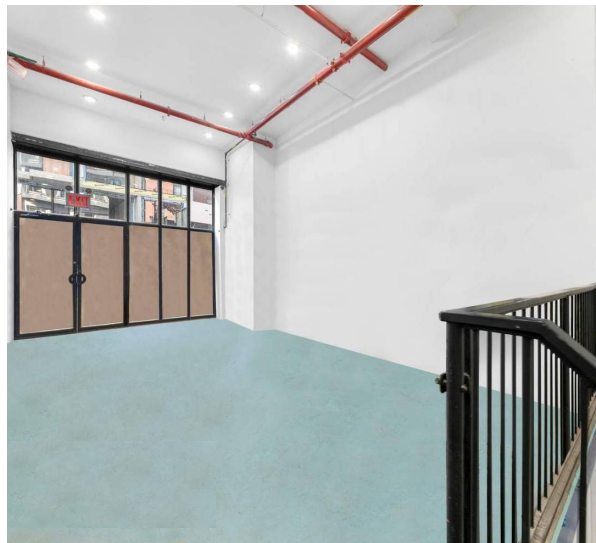
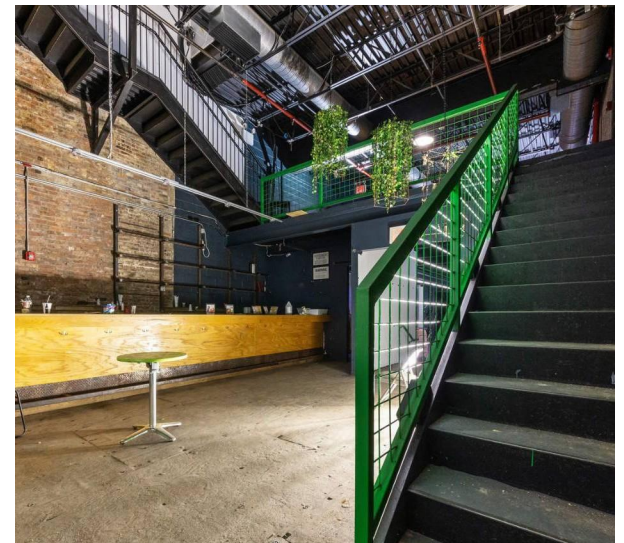


Photo of 132M/99 N. 1st

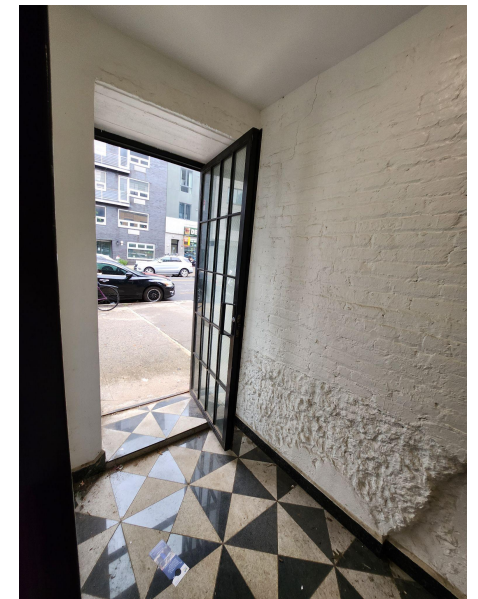
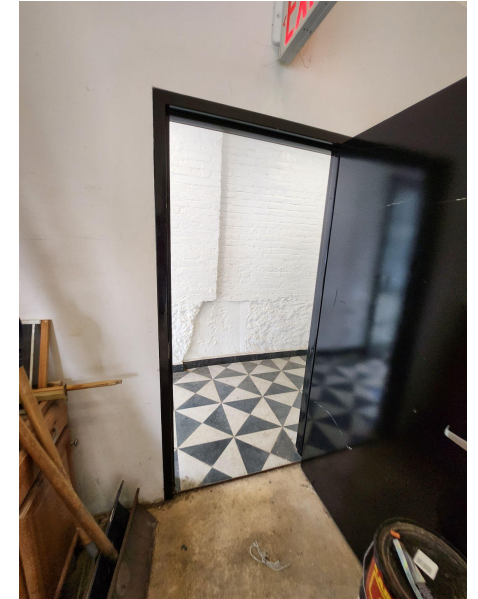


Intr. Photo - 134 Metropolitan

# Gallery Space 1 - 132 METROPOLITAN AVE Warehouse



# Gallery Space 1 - 132 METRO (more photos)



# Highlights

## Space 2 | 99 N 1<sup>st</sup> aka Rear of 132 Metropolitan Ave

**AVAILABLE SPACE** 1,200 SF (inc. basement)

**LOCATION** North 1st Street between  
Wythe Ave & Berry St

**CEILING HEIGHT** 16' +

**FRONTAGE** 25'

**ZONING** M1-2 / R6A, MX-8

**BUILDING DIMENSIONS** 25' x 116'

**OCCUPANCY** TBD

**ASKING RENTS** \$8,000 / Month

### DESCRIPTION

This street level space with an expansive windowed facade is ideal for a variety of businesses, from flagship retail to food and beverage, thanks to its versatile layout and prime location. The storefront offers ample space for branding and displays, drawing in potential customers from the high pedestrian traffic in the area.

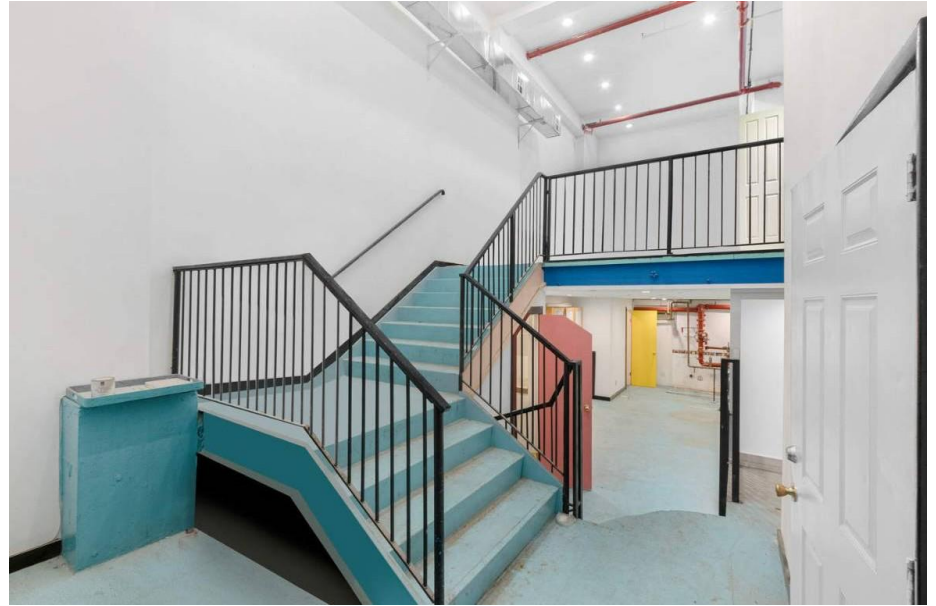
Across the street will have new development condos which will feature commercial condos on the ground level which will attract more business for years to come. The owner can customize and build out the space to match your specific needs.

### HIGHLIGHTS

- 1,200 SF Retail Storefront, can be combined with adjacent space for up to ~3,200 SF
- Entrance facing 1<sup>st</sup> Street
- Two restrooms on site
- Space features two floors, one at street level and one ground level

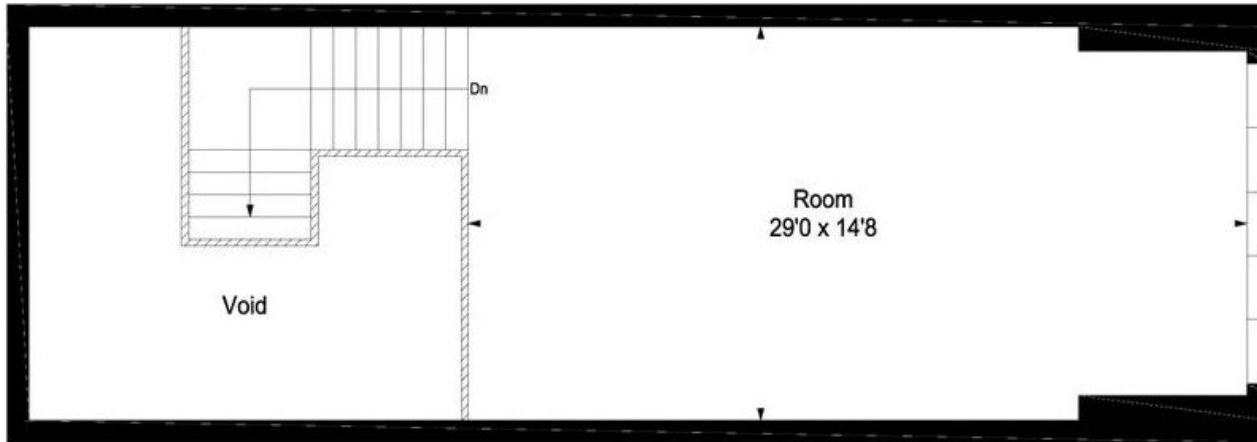
132-134 METROPOLITAN AVENUE |  
BROOKLYN

# “Gallery” Space 2

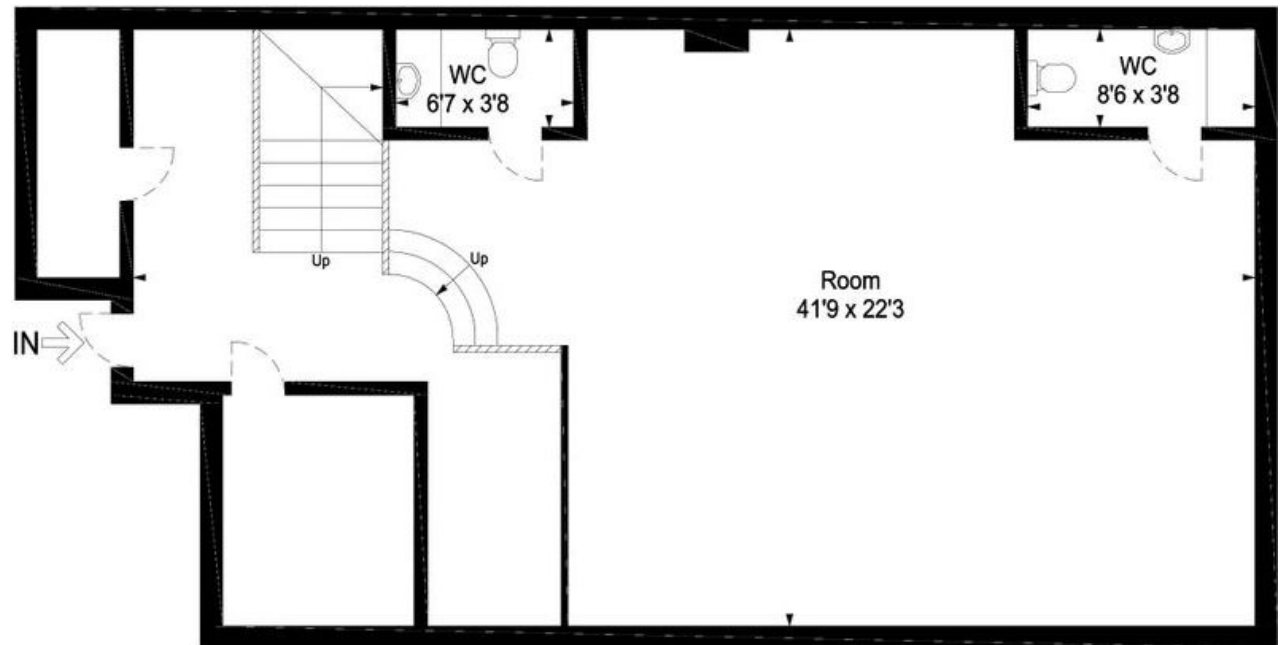


# Floor Plan Space 1

99 NORTH 1ST STREET



First Floor



Ground Floor

134 METROPOLITAN AVENUE |  
BROOKLYN - 11249

## SPACE 3 - had Cabaret License



**DANNY DUFFOO - ASSOCIATE BROKER // WILLIAM-GREEN REAL ESTATE**

132-134 METROPOLITAN AVENUE | NORTHSIDE

# Gallery Space 3



# PROPOSED PLANS FOR RESIDENTIAL CONSTRUCTION via 101 North 1st Street (REAR area of 134 Metropolitan Ave)

PLEASE REQUEST ATTACHMENT via...

## EXCL. LANDLORD REP./AGENTS:

DANNY DUFFOO

347.355.9905

[DannyWGRealty@gmail.com](mailto:DannyWGRealty@gmail.com)

SERGE ALEXANDER

347.277.5695

[SergeAlexanderRealestate@gmail.com](mailto:SergeAlexanderRealestate@gmail.com)

**132& 134 METROPOLITAN AVE** (Btwn Wythe Ave & Berry St)  
BROOKLYN, NY 11249



WILLIAM - GREEN  
REAL ESTATE