

1031 GRAND STREET



**RETAIL SPACES
FOR LEASE**

EAST WILLIAMSBURG BROOKLYN

1031 GRAND STREET

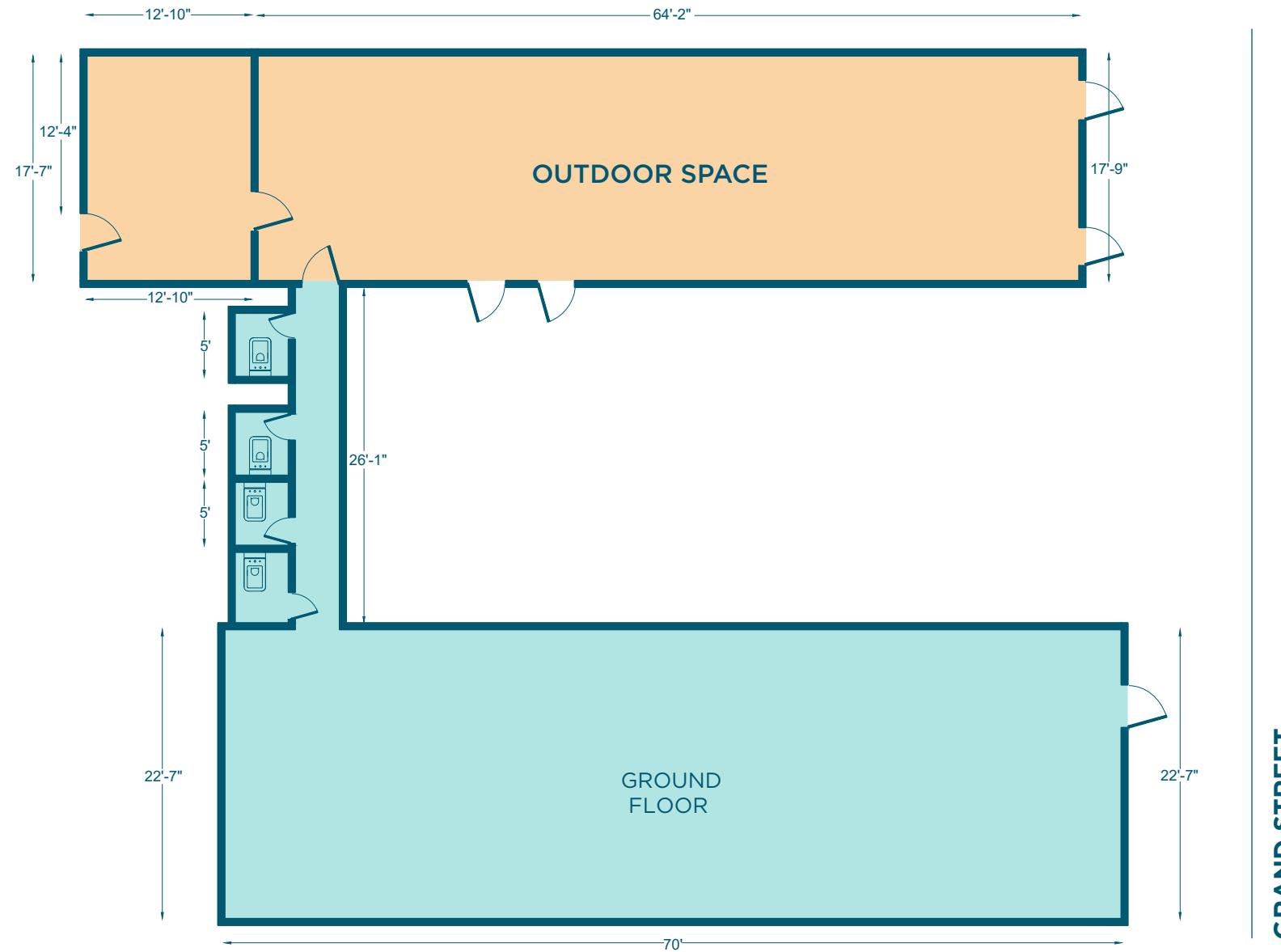
SPACE HIGHLIGHTS

AVAILABLE SPACES	ASKING RENT
Lower level space 5,000 SF Main level space 2,200 SF Outdoor space 1,000 SF	\$20,000/Month
LOCATION	CEILING HEIGHT
Grand Street & Morgan Avenue	15 FT
FRONTAGE	DIMENSIONS
50 FT	Variable
ZONING	OCCUPANCY
M1-2	February 2026
HIGHLIGHTS/FEATURES	<p>•Vintage, Antique •Outdoor/BBQ Area •Massive Main Lower Level Room • High (Atrium) Ceilings w/skylights</p> <p>SPACES AVAILABLE in an ALL-COMMERCIAL BUILDING/NEIGHBORHOOD! A TURN-KEY Space (No Key Money ask), which includes 1,000+ square feet of on-premise OUTDOOR SPACE, 13 beer taps, coolers, refrigerators, Ground Floor + Lower Level area. This combination is perfect for a BREWERY, or Restaurant with BEER GARDEN/Patio Seating!</p>

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FLOORPLANS & DETAILS

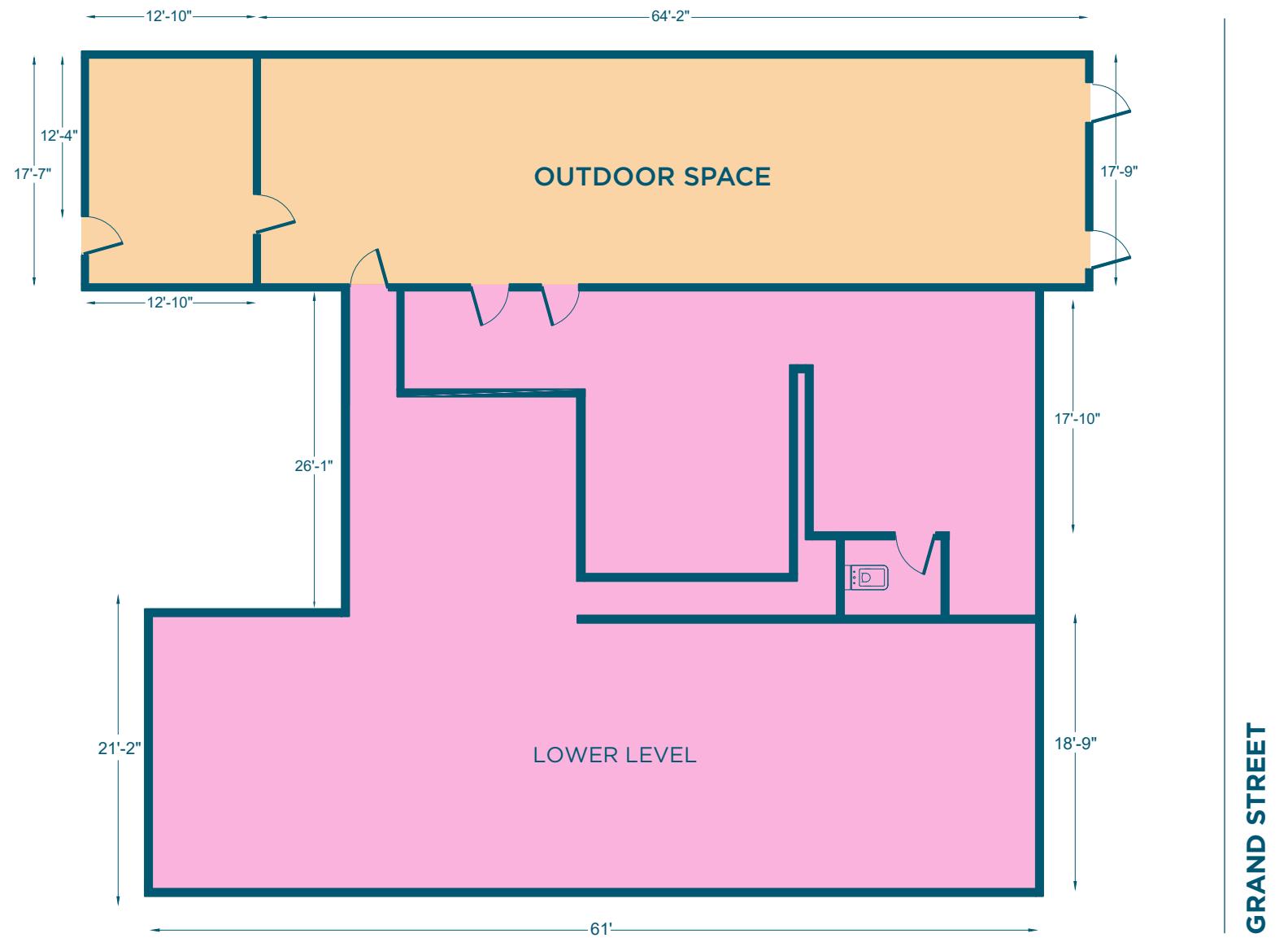


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FLOORPLANS & DETAILS

VACANT SPACE



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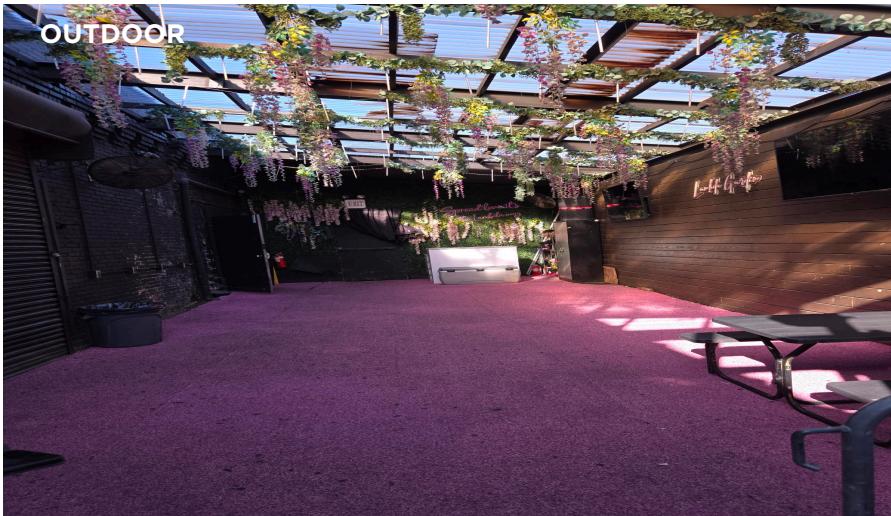
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EXISTING CONDITION

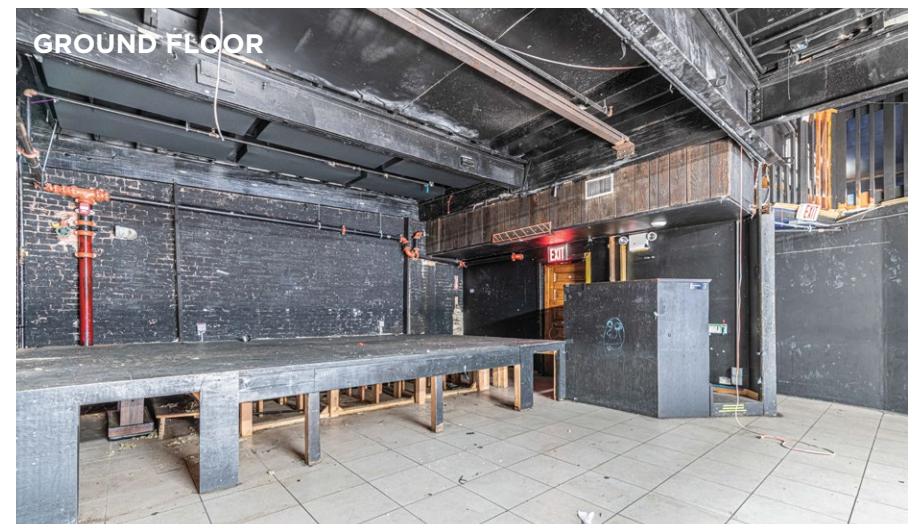
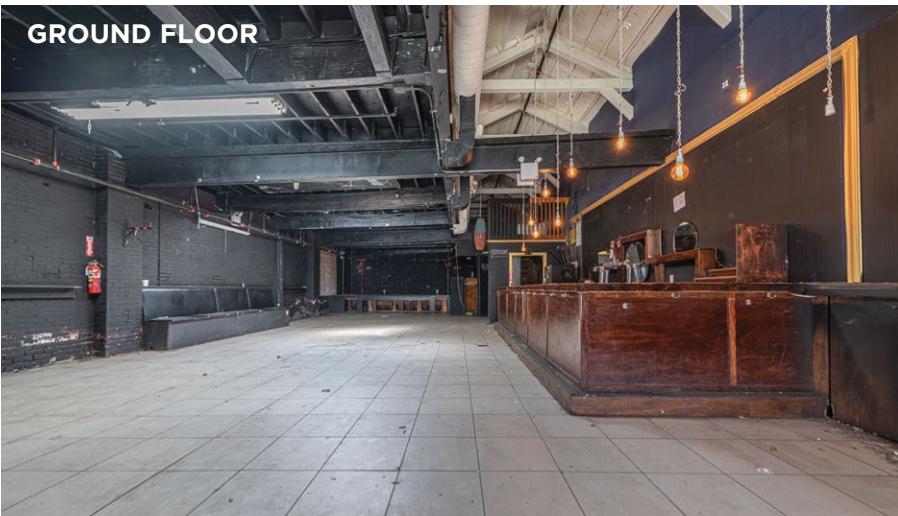


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