

# 1031 GRAND STREET



**RETAIL SPACES  
FOR LEASE**

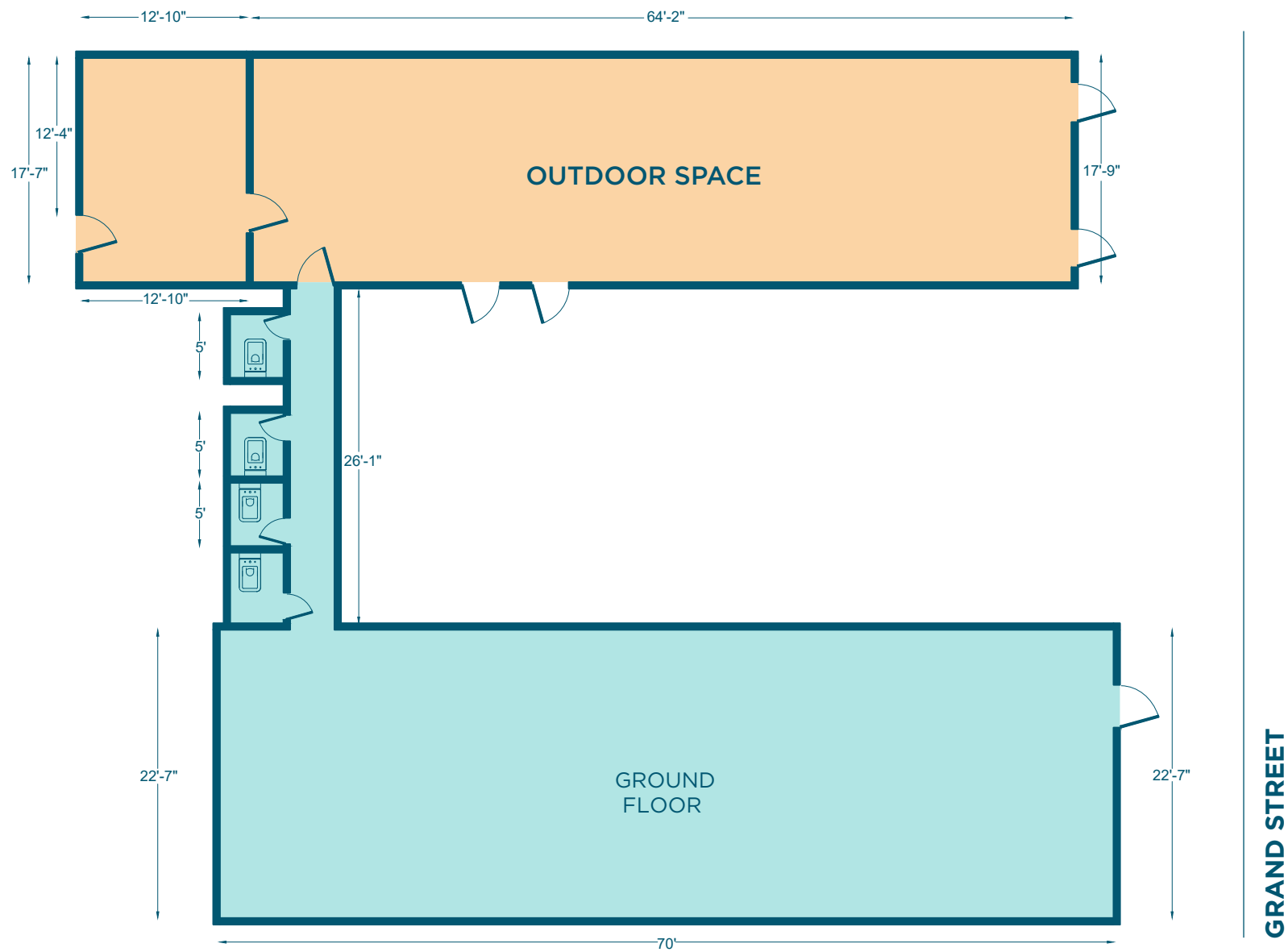
## SPACE HIGHLIGHTS

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	
<ul style="list-style-type: none"><li>•Vintage, Antique</li><li>•Outdoor/BBQ Area</li><li>•Massive Main Lower Level Room</li><li>•High (Atrium) Ceilings w/skylights</li></ul> <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>	

EAST WILLIAMSBURG BROOKLYN

FLOORPLANS & DETAILS

1031 GRAND STREET

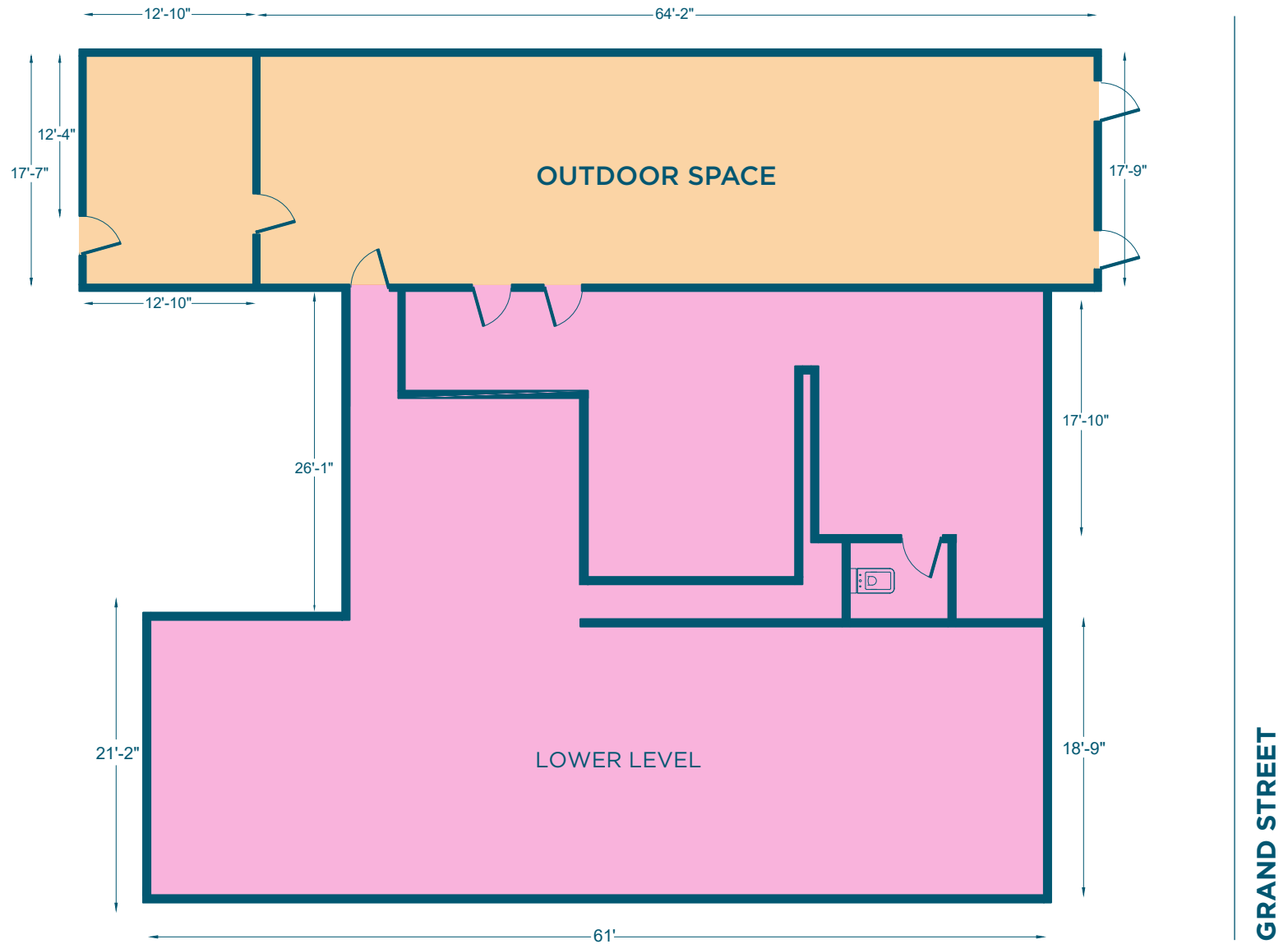


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## FLOORPLANS & DETAILS

## VACANT SPACE

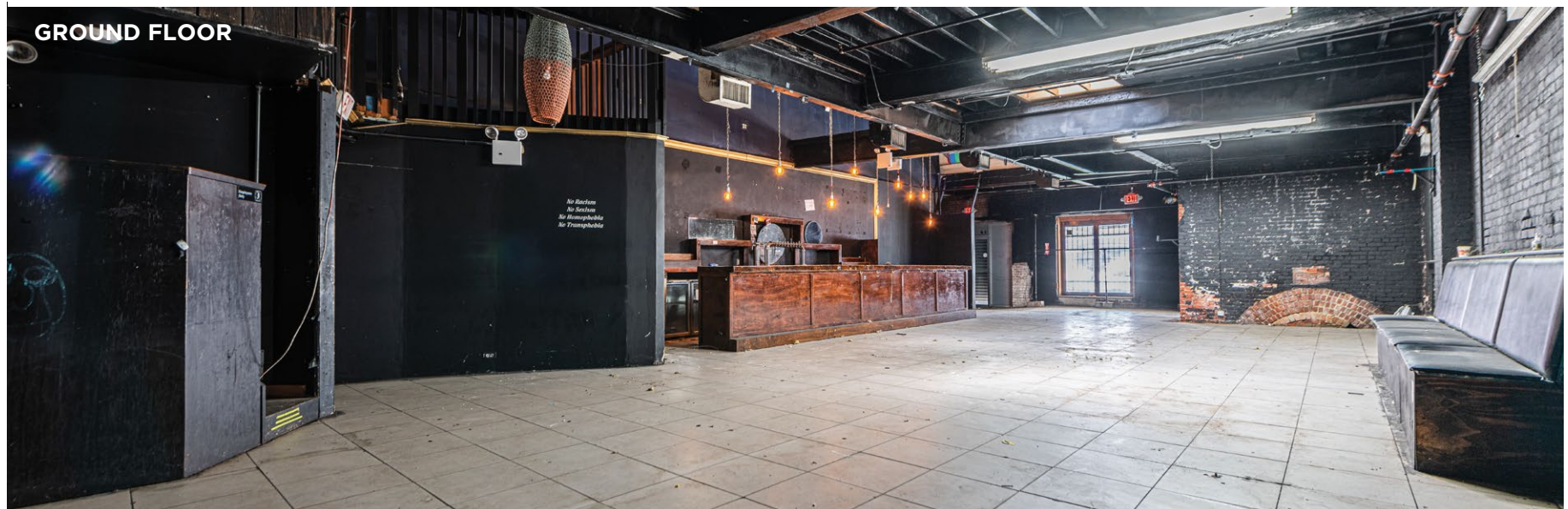




# EAST WILLIAMSBURG BROOKLYN

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## EXISTING CONDITION

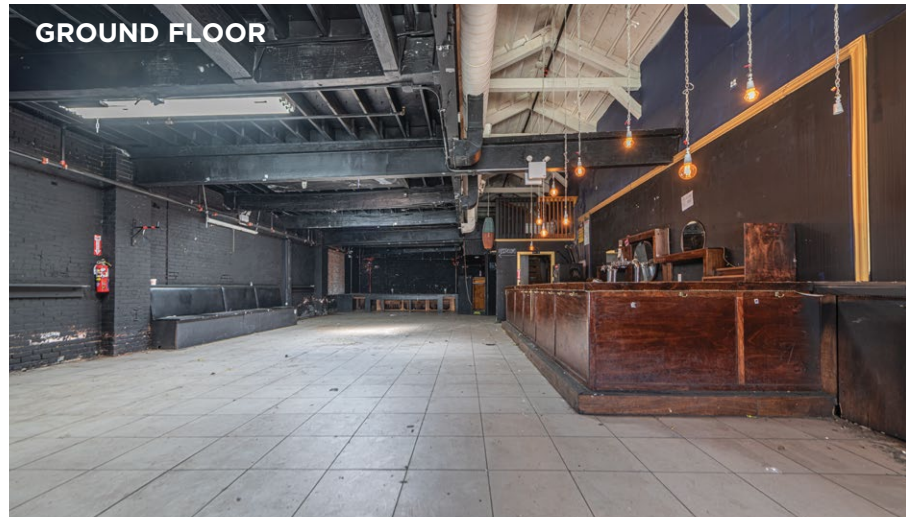




# EAST WILLIAMSBURG BROOKLYN

## EXISTING CONDITION

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# EAST WILLIAMSBURG BROOKLYN

## EXISTING CONDITION

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GROUND FLOOR TO LOWER LEVEL



LOWER LEVEL TO GROUND FLOOR



LOWER LEVEL



OUTDOOR

