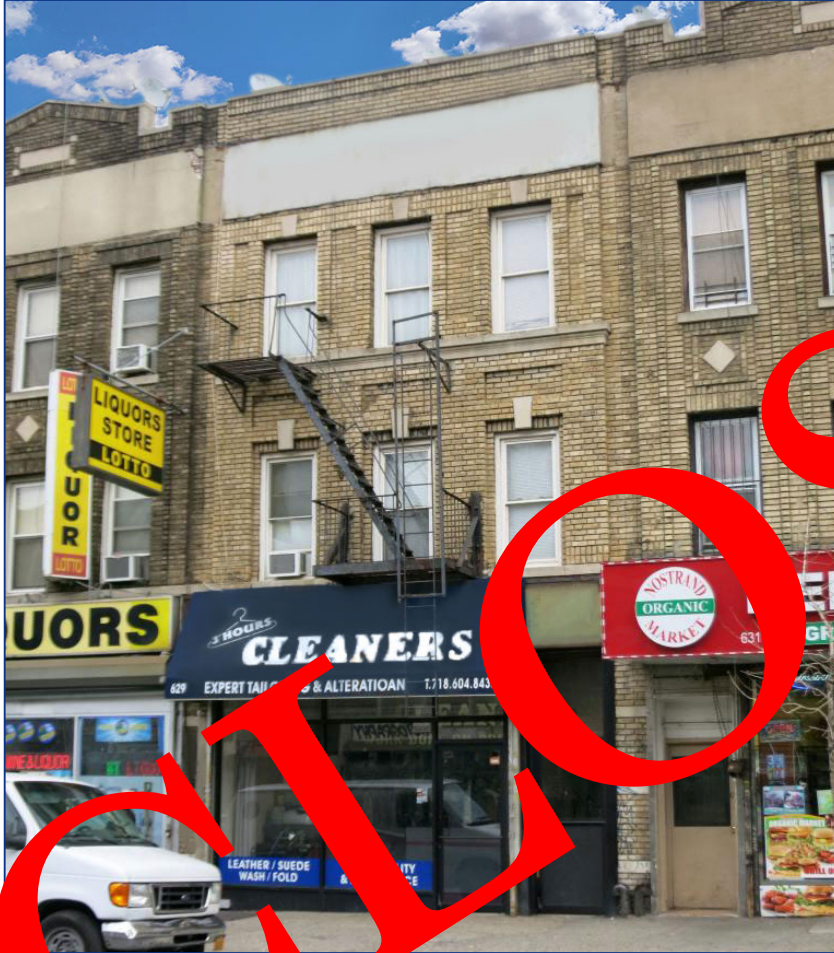


# 629 Nostrand Avenue

RETAIL FOR LEASE | CROWN HEIGHTS, BROOKLYN 11216



THREE POINT REAL ESTATE



## THE PROPERTY

**629 Nostrand Avenue** is a three (3) story mixed-use building located on the east side of Nostrand Avenue between Bergen Street and St Marks Avenue. The property contains one (1) vacant ground floor retail unit, two (2) studio apartments on the second floor, and one (1) floor through apartment on the third floor.

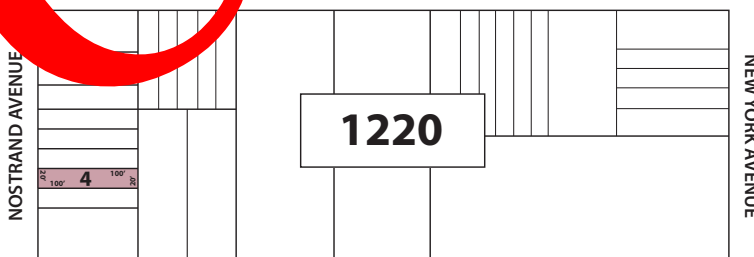
## THE OPPORTUNITY

**629 Nostrand Avenue** is a value-add opportunity and suitable for an end-user who has a need to operate their business in a desirable section of Crown Heights; or an investor who is capable of increasing cash flow and managing operating expenses. The property is also ideal for a 1031 exchange.

## THE LOCATION

**629 Nostrand Avenue** is located north of Eastern Parkway in the heart of Crown Heights. Bedford-Stuyvesant is a short distance to the north and Prospect Heights & Prospect Park are a short distance to the west. The A-C train on Fulton Street and Nostrand Avenue is walking distance and 629 Nostrand Avenue benefits from a large amount of vehicular and pedestrian traffic that runs along Nostrand Avenue. 629 Nostrand Avenue is also adjacent to all necessary retail, restaurants, and shopping that Crown Heights provides.

BERGEN STREET



ST MARKS AVENUE

## ASKING RENT: \$43 SQ.FT.

For Further Information, Please Contact:

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