



653 Metropolitan Avenue



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±2,082sf

Pricing

\$79/sf

Frontage

±22ft

Zoning — Use Group

R7A/C2-4 — Use Group 6





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±2,082sf double-height, new-construction storefront one block from the humming Lorimer L stop in dynamic central Williamsburg.

With the Lorimer and Graham L and Metropolitan G stops all within two blocks (and easy access to the BQE), take advantage of 24/7 foot-traffic and serve Williamsburg's unmatched creative professional scene along this ever-evolving corridor — blocks from the redeveloped McCarren Park, Cooper Park, the massive 4-star Hotel Indigo, and landmark world-renowned music venue Brooklyn Steel.

The ideal operator will find success amongst standout neighbors Llama Inn, Pete's Candy Store, Kings Co. Imperial, Union Pool, Easy Lover, Fandi Mata, OKONOMI, and many more of Williamsburg's most acclaimed destinations.





Features

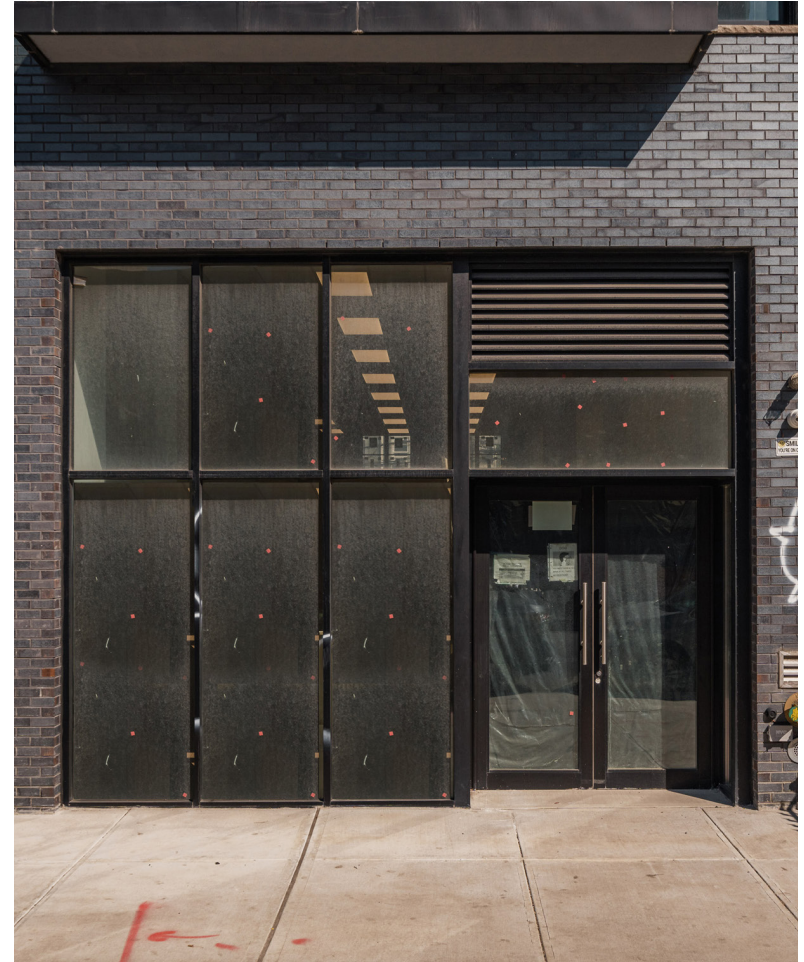
Featuring a fully-open box layout with 22' of full-glass frontage; single-story rear portion providing for easy venting; finished, full-height basement with interior access; and 3-phase electric and dedicated gas lines; this light-filled space with private courtyard and C of O for Retail/ Eating and Drinking Establishment is ideally appointed for any modern fitness, Food & Beverage, retail, or studio concept.

all uses considered
gas available
3-phase electric

SLA applicable
C of O
storefront

water available
basement
outdoor space



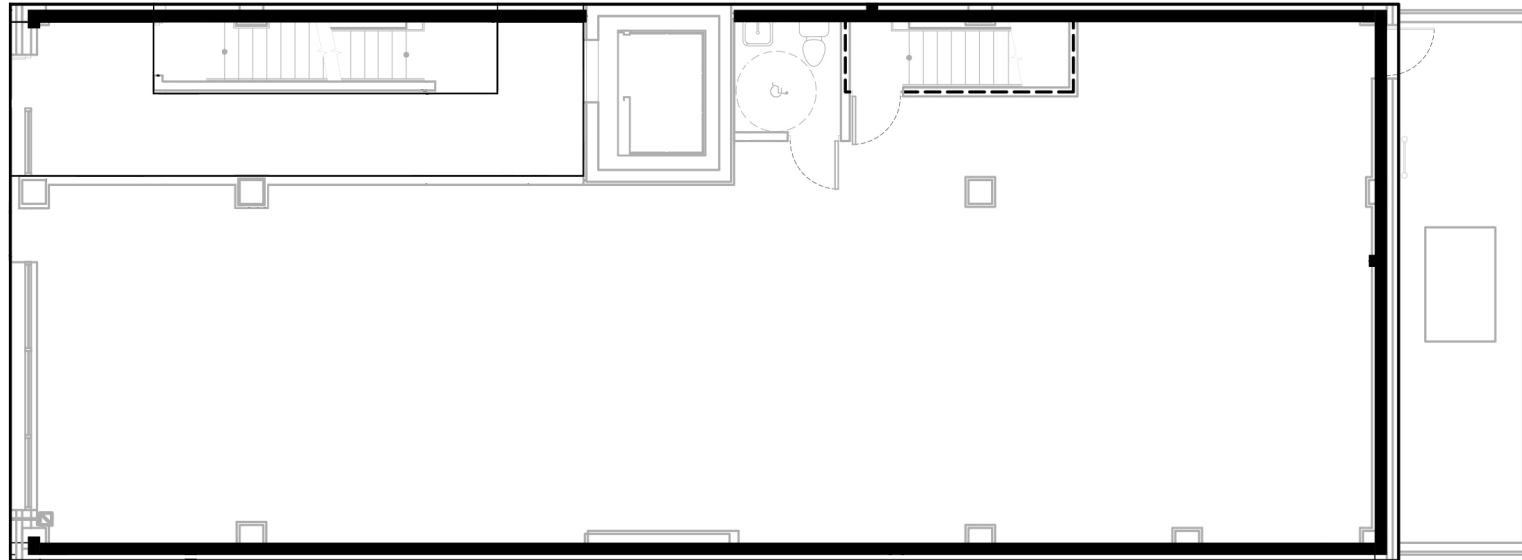








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Surrounds

- | | |
|------------------------|-------------------------|
| 1. McCarren Park | 11. Union Pool |
| 2. 18th Ward | 12. Carmine's |
| 3. Brooklyn Steel | 13. Hungry Ghost Coffee |
| 4. Fandi Mata | 14. Easy Lover |
| 5. Pheasant | 15. Alligator Lounge |
| 6. Pete's Candy Store | 16. Starbucks |
| 7. Llama Inn | 17. OKONOMI |
| 8. The Meat Hook | 18. Sage Thai |
| 9. Cozy Royale | 19. Barcade |
| 10. King's Co Imperial | 20. L Train Vintage |

L Lorimer St, Graham Ave

G Metropolitan Ave





Begin.

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