COMMERCIAL ACQUISITIONS
REALTY SERVICES



SPACE FOR LEASE

1671 MCDONALD AVENUE

MIDWOOD · BROOKLYN 11230

LEASING BROCHURE

EXCLUSIVE BROKER
VADIM ATBASHYAN
516-852-1601
vadim@commercialacq.com

EXECUTIVE SUMMARY

THE SPACE

ADDRESS	1671 McDonald Avenue, Brooklyn, NY 11230
NEIGHBORHOOD	Midwood
CROSS STREETS	Ryder Ave & Avenue O
SIZE	2,000 SF + Full Basement
ZONING	R5 / M1-2
IDEAL USES	Showroom, contractor, storage, light industrial, service business or office

ASKING RENT
$5,500/MONTH

2,000 SF
SIZE

GROUND FLOOR
FLOOR LEVEL



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LEGAL DISCLAIMER

Commercial Acquisitions Inc. has made every effort to obtain the information regarding this listing from sources deemed reliable. However, we cannot warrant the complete accuracy thereof, subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. All financial projections, cap rate estimates, rental income assumptions, and appreciation forecasts contained herein are for illustrative purposes only and do not constitute a guarantee of future performance. Prospective purchasers are advised to independently verify all information of special interest to them, including but not limited to tax abatement status, frontage measurements, zoning compliance, and lease terms. ALL MEASUREMENTS ARE APPROXIMATE.

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PROPERTY

INTERIOR PHOTOS









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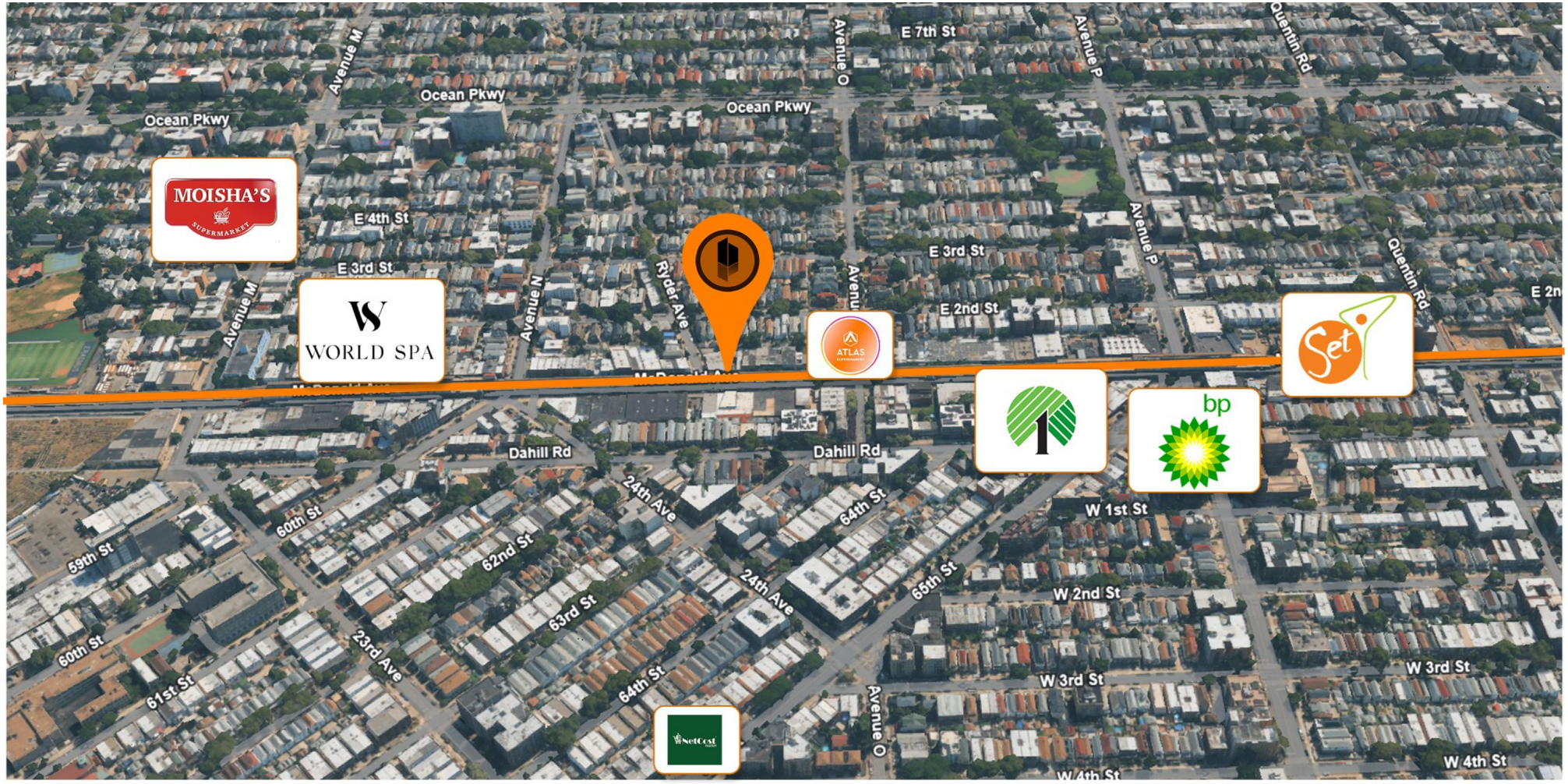
LOCATION

MARKET MAP & SURROUNDING TENANTS

Located on the McDonald Avenue retail corridor in Midwood the space offers steady foot and vehicle traffic, steps from the Avenue N F train station and minutes from Kings Highway. Neighborhood anchors like Moisha's, Atlas Supermarket, NetCost Market and Dollar Tree draw consistent daily shoppers to the block. Flexible R5 and M1-2 zoning accommodates retail, service, trade and light industrial users within a dense residential customer base.



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