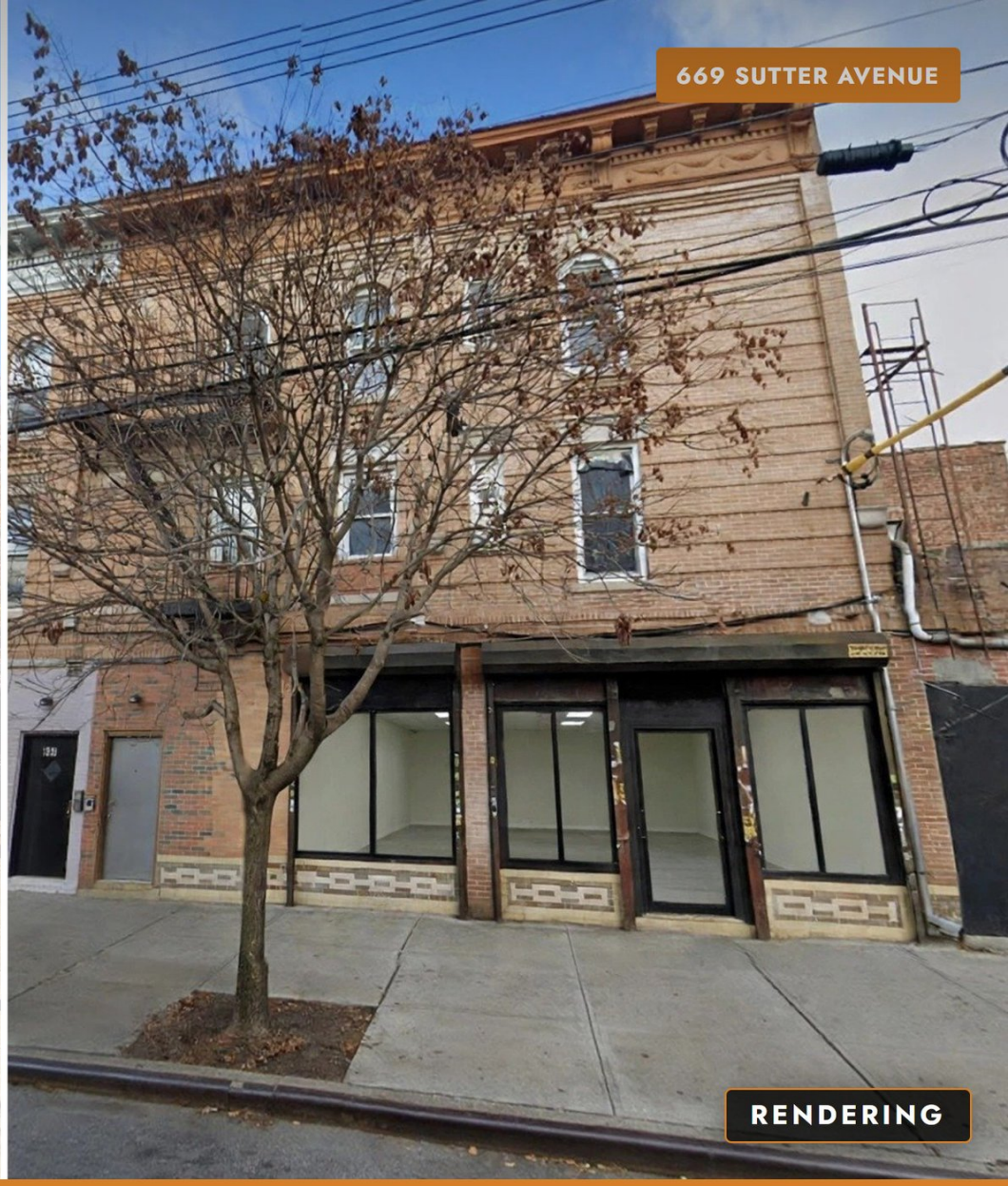
COMMERCIAL ACQUISITIONS
REALTY SERVICES





RETAIL SPACES FOR LEASE

663-669 SUTTER AVENUE

EAST NEW YORK · 11207

LEASING BROCHURE

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

EXECUTIVE SUMMARY

THE SPACE

ADDRESS	663-669 Sutter Avenue, Brooklyn, NY 11207
NEIGHBORHOOD	East New York
CROSS STREETS	Corner of Sutter Avenue & New Jersey Avenue
SIZE	500 SF & 750 SF **(Can't Be Combined)**
LAYOUT	Open floor layout with high ceilings
LOCATION	Densely populated residential area, steps from Pennsylvania Ave commercial corridor
IDEAL USES	Retail, office, professional use
TRANSIT	Steps from public transportation for customers and staff



ASKING RENT

663 SUTTER AVENUE · 500 SF	669 SUTTER AVENUE · 750 SF
$2,400/MONTH	$2,600/MONTH

500 & 750 SF

UNITS CAN'T BE COMBINED

HIGH TRAFFIC

Ddensely populated location

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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

663 SUTTER AVENUE





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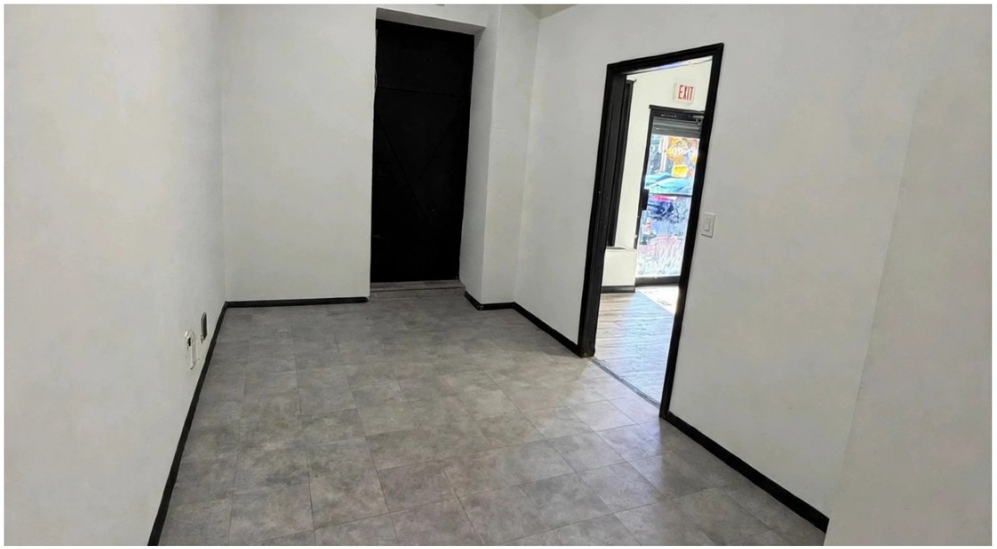
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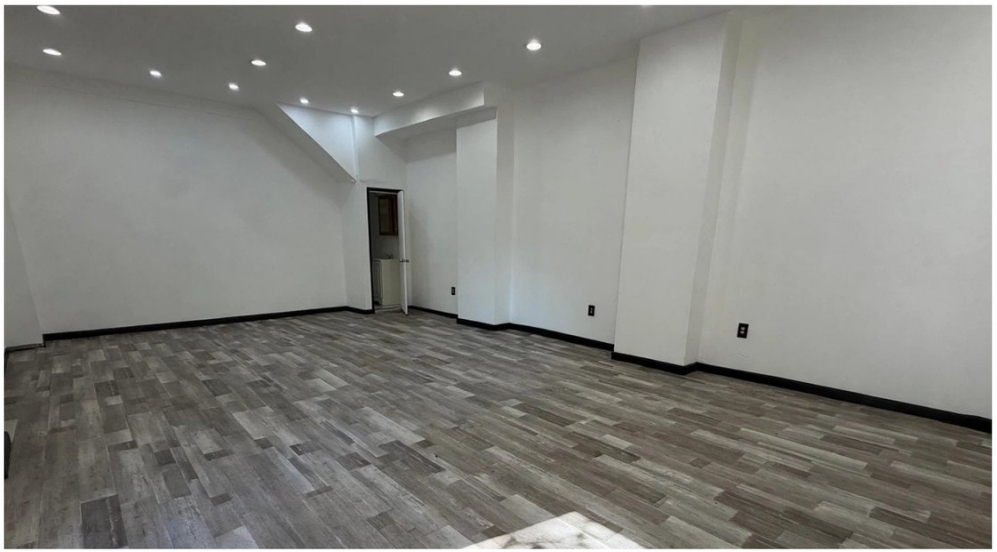
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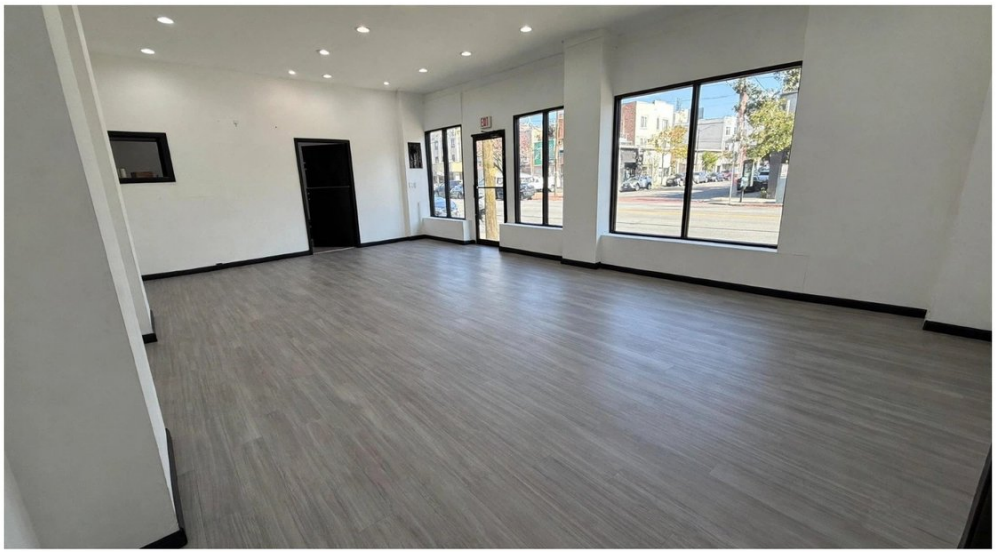
PROPERTY

669 SUTTER AVENUE









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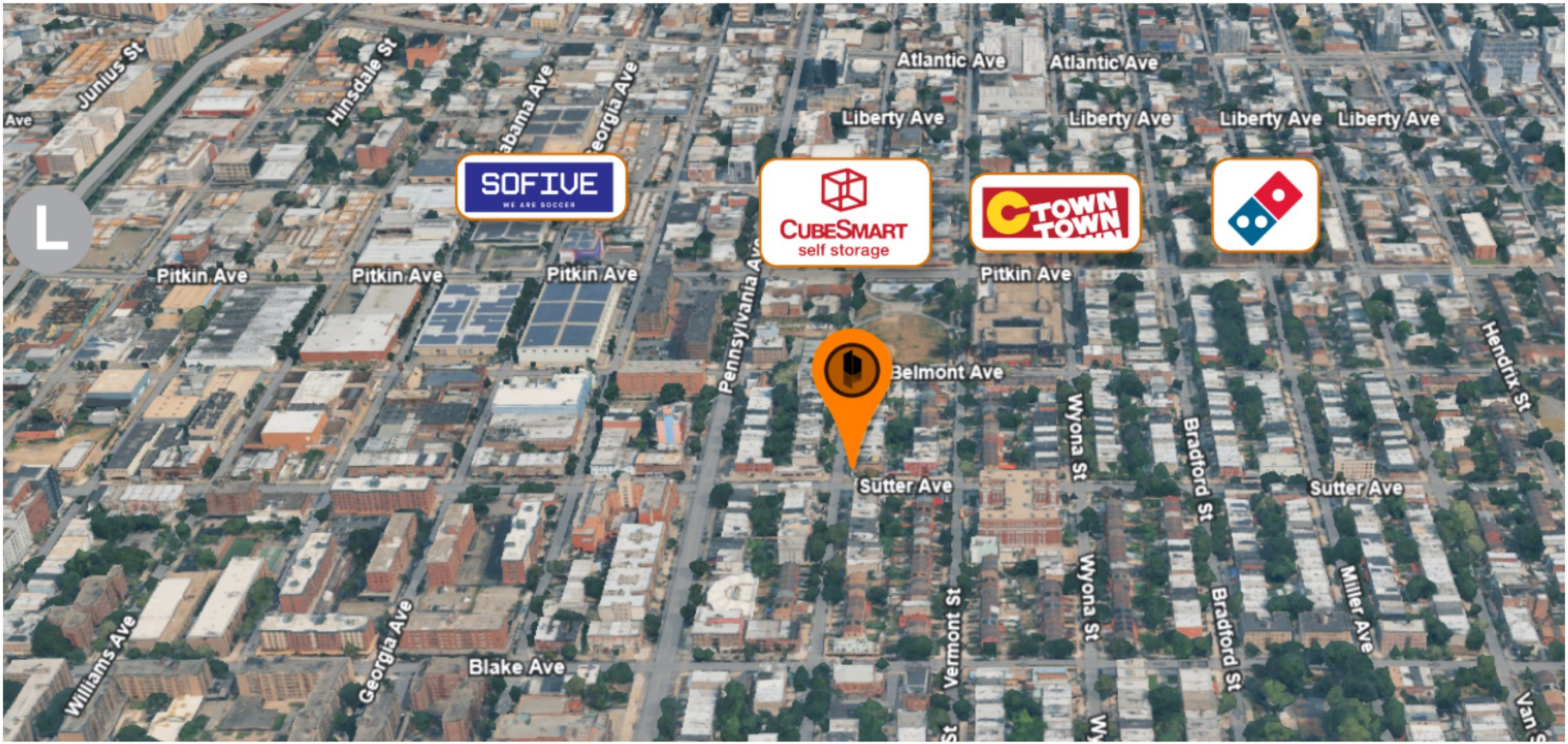
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LOCATION

MARKET MAP & SURROUNDING TENANTS



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