



Up to  
**2,044 SF\***  
For Lease  
\*Divisible

**RESTAURANT PERMITTED/QSR/  
STREET RETAIL**

# 987 FLUSHING AVENUE

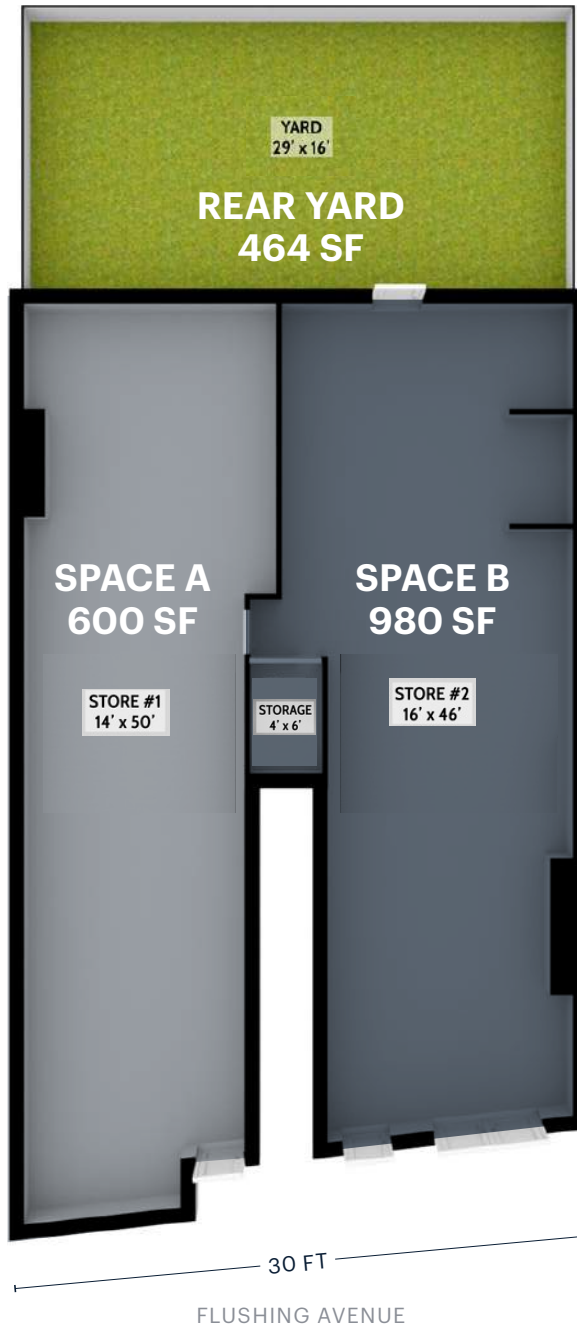
Between Bogart Street and Evergreen Avenue

**BUSHWICK**  
BROOKLYN | NY

**RIPCO**  
REAL ESTATE

# SPACE DETAILS

## GROUND FLOOR



### LOCATION

North side of Flushing Avenue  
between Bogart Street and  
Evergreen Avenue

### SIZE

<b>Ground Floor</b>	
Space A	600 SF
Space B	980 SF
<b>Rear Yard</b>	464 SF
<b>Total</b>	2,044 SF

### FRONTAGE

Flushing Avenue 30 FT

### TAXES

Increase above the base year

### STATUS

Currently vacant

### TERM

Long term

### RENT

Upon request

### POSSESSION

Immediate

### NEIGHBORS

Roberta's Pizza, Maloya, Chiangmai  
Diner & Bar, Eyval, Forever Thai,  
Yours Sincerely, Bunna Cafe, and  
Henry's Wine & Spirit

### COMMENTS

Short walk to both the Morgan  
Avenue and the Jefferson Street  
L train stations

Spaces can be combined

Access to black iron venting for  
restaurant use

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### TRANSPORTATION

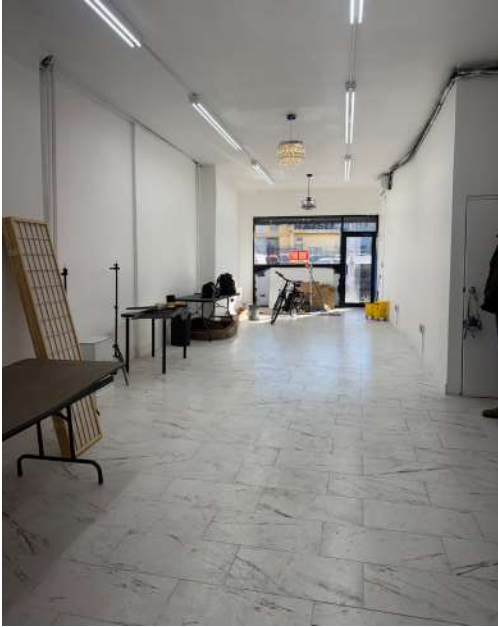
2023 Ridership Report

<b>Morgan Avenue</b>		<b>L</b>
Annual	1,769,142	
Weekday	5,220	
Weekend	8,159	

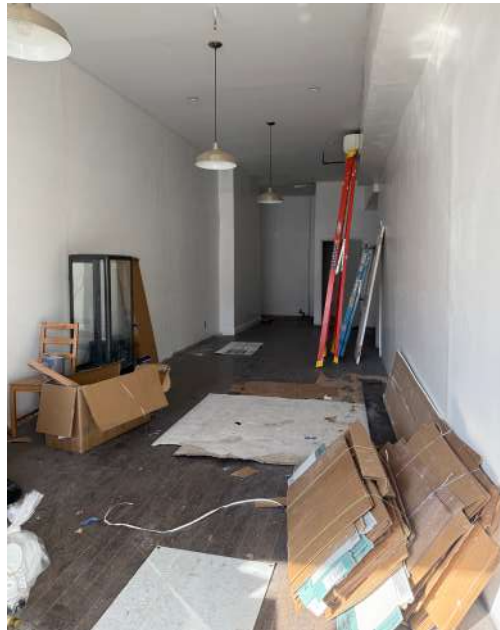
<b>Jefferson Street</b>		<b>L</b>
Annual	2,075,924	
Weekday	5,875	
Weekend	10,715	

## ADDITIONAL PHOTOS

### SPACE A



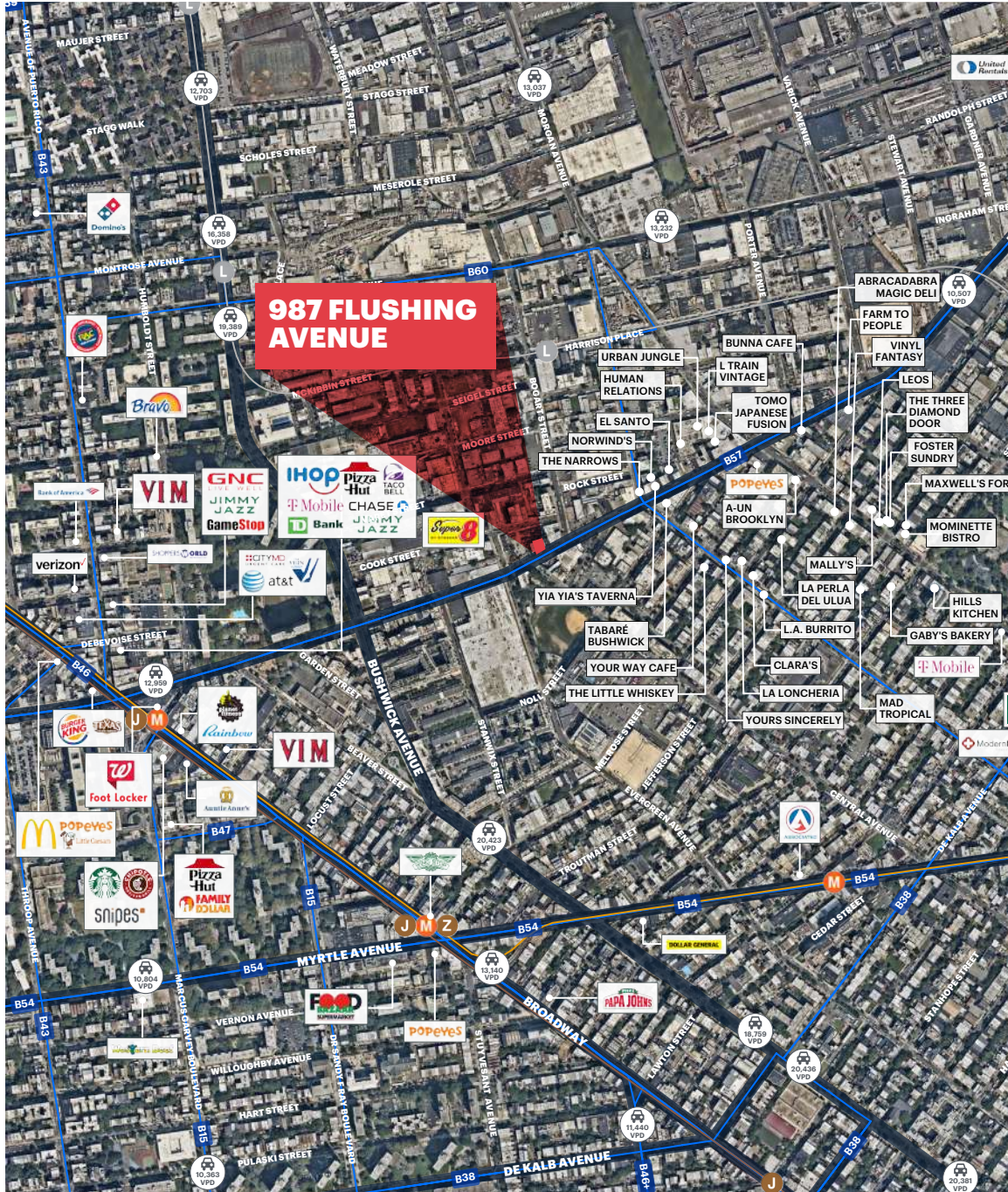
### SPACE B



### REAR YARD



## AREA RETAIL



## CONTACT EXCLUSIVE AGENTS

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