

Newly Renovated Storefront with Backyard and Basement!

585 Franklin Ave, Brooklyn, NY 11238



**TRI STATE
COMMERCIAL**
REAL ESTATE EXPERTS

Executive Summary



OFFERING SUMMARY

Available SF: 1,100 SF

Lease Rate: Upon Request

Lot Size: 1,525 SF

Building Size: 3,808 SF

Zoning: M1-1

Market: Crown Heights

PROPERTY OVERVIEW

Newly Renovated Storefront with Backyard and Basement!

Property Type: Retail

Total Space Available: 1,100 Sf

Building Size: 3,808 Sf

LOCATION OVERVIEW

Located in the heart of thriving Crown Heights, near the S train by Franklin Ave. Surrounded by dozens of local and international businesses such as:

- Wing-Stop
- Applebee's
- Chase Bank
- Popular Community Bank
- Daily Press Coffee
- Amalgamated Bank

Broker is relying on Landlord or other Landlord-supplied sources for the accuracy of said information and has no knowledge of the accuracy of it. Broker makes no representation and/or warranty, expressed or implied, as to the accuracy of such information.

Shlomi Bagdadi
718.437.6100
sb@tristatecr.com

Tri State Commercial Realty Inc // 482 Coney Island Ave // Brooklyn, 11218 // <http://tristatecr.com/>



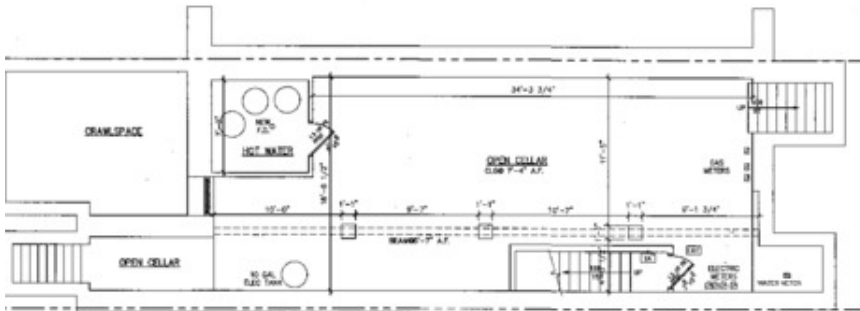
Newly Renovated Storefront with Backyard and Basement!

585 Franklin Ave, Brooklyn, NY 11238

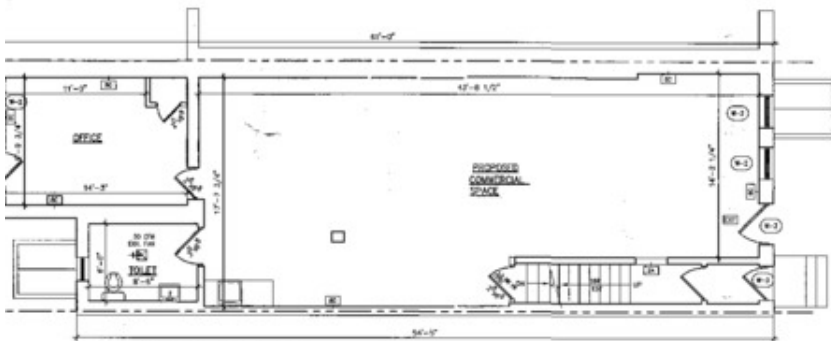


TRI STATE COMMERCIAL
REAL ESTATE EXPERTS

Floor Plans



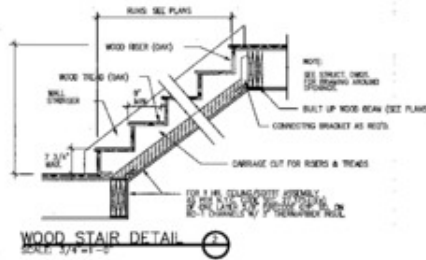
PROPOSED CELLAR FLOOR PLAN
SCALE 1/8"=1'-0"



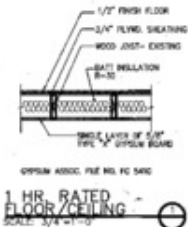
PROPOSED FIRST FLOOR PLAN
SCALE 1/8"=1'-0"

3. WATER HEATERS
HEATER BY:
- A.O. SMITH -
MODEL # 37-40
SER. # P124R
150,000 BTU
N.E.A. # 22-04-C
90% THERMAL EFFICIENCY

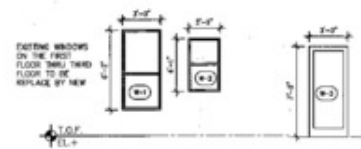
HOT WATER ROOM NOTES
1. PROVIDE MIN. CLEARANCE OF EQUIPMENT AS PER 90-14-19.
2. 12" MIN. H. OF 2" RIGID & 2" RIGID.
3. NO STORAGE OF ANY KIND IS PERMITTED WITHIN THE BOILER RM.
4. NO OPENING FROM THE STAIR ENCLOSURE IS ALLOWED TO THE BOILER RM OTHER THAN THE EXIST DOORS.
5. APPROX. MIN. FRESH AIR INTAKE OF 144 SQ. IN. SLANT DOORS TO THE BOILER ROOM SHALL BE FIRE RATED SELF CLOSING.
6. HEATED WALL ENCLOSURE SHALL BE EXTENDED TO THE EXIST CEILING CONSTRUCTION (240)



CARBON MONOXIDE & SMOKE DETECTOR NOTES
1. IN EACH ROOM, DETECTORS SHALL BE INSTALLED IN GROUP P-1, REGARDLESS OF FOOTPRINT LEAD AT ALL OF THE FOLLOWING LOCATIONS WITHIN A DWELLING UNIT:
- IN THE CENTER OF EACH ROOM, EITHER ON THE CEILING OR WALL, OUTSIDE OF EACH ROOM USED FOR SLEEPING PURPOSES WITHIN 10' FROM THE DOOR TO EACH ROOM.
- IN EACH ROOM USED FOR SLEEPING PURPOSES, IN EACH ROOM WITHIN A DWELLING UNIT, INCLUDING BATHROOMS, DETECTORS SHALL BE PROVIDED IN ANY AREA NOT BEING USED FOR SLEEPING PURPOSES.
- DETECTORS SHALL BE INSTALLED IN EACH ROOM PROVIDED FROM A DEDICATED BRANCH CIRCUIT ON THE PROVIDED PORTION OF A BRANCH CIRCUIT ALSO USED FOR POWER AND LIGHTING AND SHALL HAVE A SIGNAL WHICH EXTENDS OUT OF THE ROOM TO A CENTRAL AND MONITOR A COMMUNICATIONS DEVICE OTHER THAN AS SET BY SECTION 90-12.1.1.1.1.
2. WHERE MORE THAN ONE SMOKE ALARM OR DETECTOR IS REQUIRED TO BE INSTALLED WITHIN A DWELLING UNIT, THE SMOKE ALARM OR DETECTOR SHALL BE INTERCONNECTED IN SUCH MANNER THAT THE ACTIVATION OF ONE ALARM OR DETECTOR WILL ACTIVATE ALL THE ALARMS OR DETECTORS IN THE DWELLING UNIT. THE ALARM OR DETECTOR SHALL BE INSTALLED IN EACH ROOM OTHER THAN THE BACKLASHING NOISE LEVELS WITH ALL INTERVENING DOORS CLOSED.



WINDOW SCHEDULE



- WINDOW**
- SHALL BE ALUMINUM THERMAL BREAK DOUBLE HANG/ GLORY/ FINE GLASS COMBINATION WINDOWS WITH 1" INSULATED LOW E" GEL GLAZING WITH A SAVED ENAMEL FINISH.
 - BALCONY/ TERRACED DOOR: SHALL BE ALUMINUM THERMAL BREAK SLEIGH GLASS DOORS WITH 1" INSULATED LOW E" THERMATE GLAZING WITH A SAVED ENAMEL FINISH.
 - DIMENSIONS SHOWN HAVE REFER TO CLEAR MASONRY OPENING ALLOWED FOR CONSTRUCTION TOLERANCE.
 - ALL MASONRY OPENINGS SHALL BE FIELD VERIFIED PRIOR TO COMMENCEMENT OF MASONRY AND DOORS.
 - ENERGY CODE COMPLIANCE U-FACTOR= .30
SHGC= .22
Rf= 0.20

Accepted For OPEN #14
Professional Certificate
E202, JR. LVH
Date: SEP 13, 2018

Broker is relying on Landlord or other Landlord-supplied sources for the accuracy of said information and has no knowledge of the accuracy of it. Broker makes no representation and/or warranty, expressed or implied, as to the accuracy of such information.

Shlomi Bagdadi
718.437.6100
sb@tristatecr.com

Tri State Commercial Realty Inc // 482 Coney Island Ave // Brooklyn, 11218 // <http://tristatecr.com/>



Newly Renovated Storefront with Backyard and Basement!

585 Franklin Ave, Brooklyn, NY 11238



**TRI STATE
COMMERCIAL**
REAL ESTATE EXPERTS

Location Maps



Broker is relying on Landlord or other Landlord-supplied sources for the accuracy of said information and has no knowledge of the accuracy of it. Broker makes no representation and/or warranty, expressed or implied, as to the accuracy of such information.

Shlomi Bagdadi
718.437.6100
sb@tristatecr.com

Tri State Commercial Realty Inc // 482 Coney Island Ave // Brooklyn, 11218 // <http://tristatecr.com/>



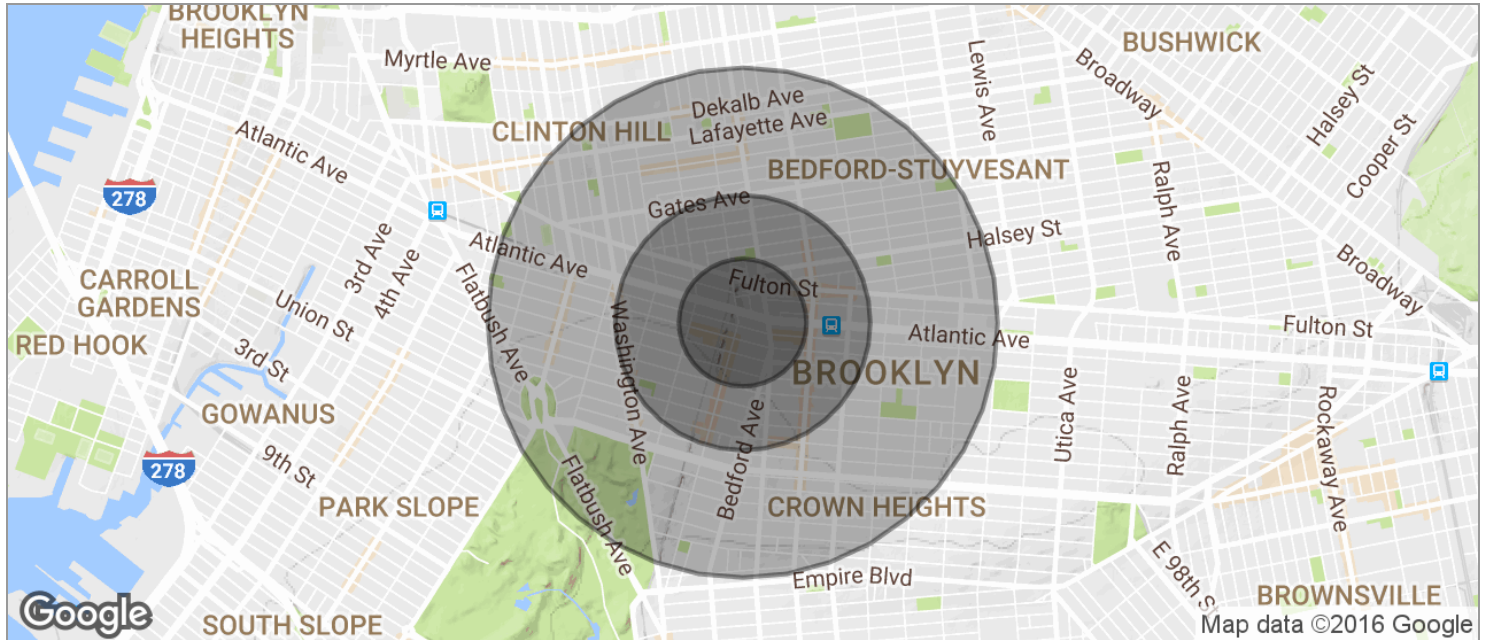
Newly Renovated Storefront with Backyard and Basement!

585 Franklin Ave, Brooklyn, NY 11238



**TRI STATE
COMMERCIAL**
REAL ESTATE EXPERTS

Demographics Map



POPULATION	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	9,359	41,418	175,680
MEDIAN AGE	33.1	33.2	33.9
MEDIAN AGE (MALE)	31.5	32.0	32.4
MEDIAN AGE (FEMALE)	34.1	34.5	35.5
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	4,021	17,985	73,290
# OF PERSONS PER HH	2.3	2.3	2.4
AVERAGE HH INCOME	\$54,039	\$54,036	\$59,726
AVERAGE HOUSE VALUE	\$608,047	\$636,469	\$670,713

* Demographic data derived from 2010 US Census

Broker is relying on Landlord or other Landlord-supplied sources for the accuracy of said information and has no knowledge of the accuracy of it. Broker makes no representation and/or warranty, expressed or implied, as to the accuracy of such information.

Shlomi Bagdadi
718.437.6100
sb@tristatecr.com

Tri State Commercial Realty Inc // 482 Coney Island Ave // Brooklyn, 11218 // <http://tristatecr.com/>



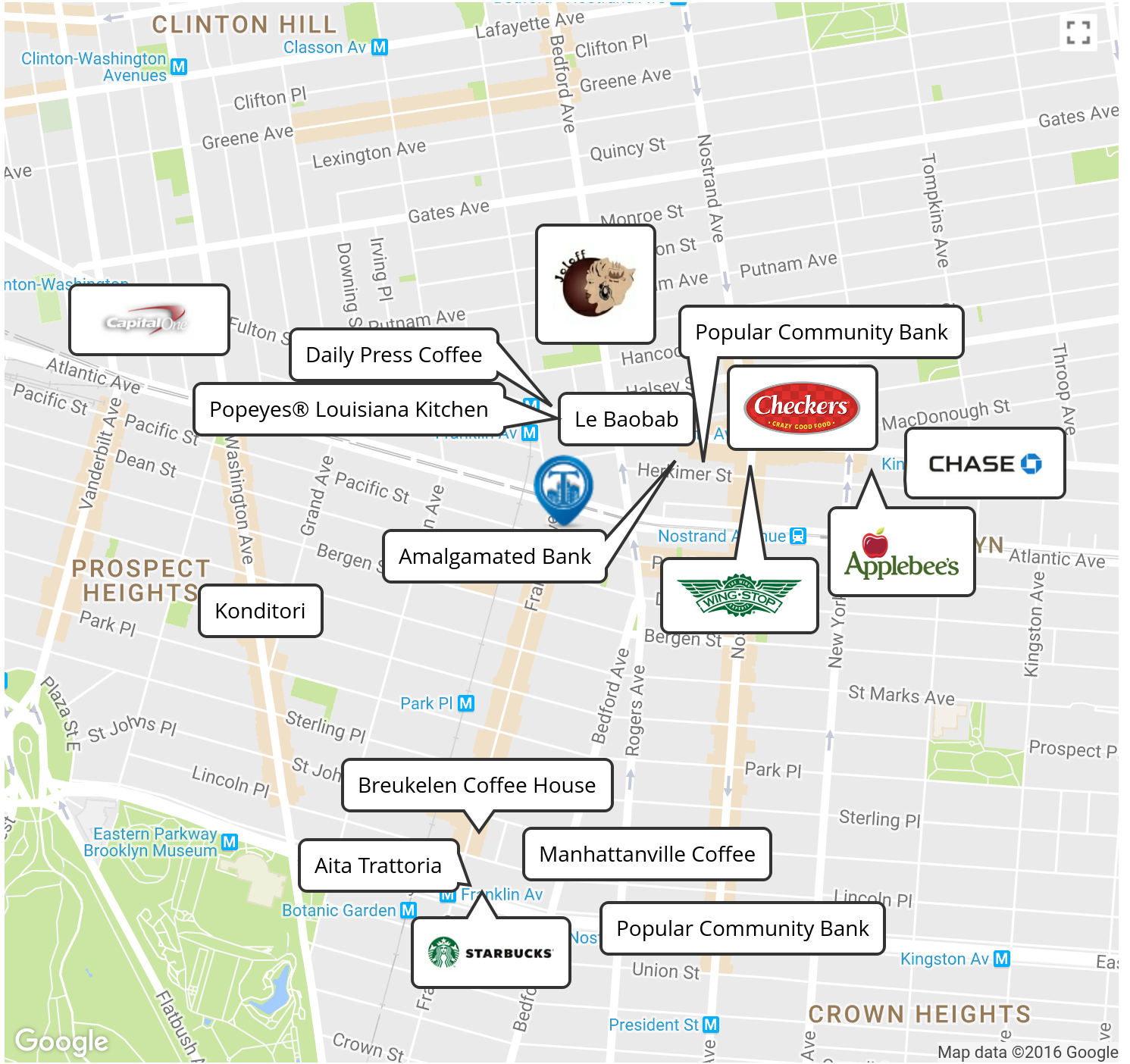
Newly Renovated Storefront with Backyard and Basement!

585 Franklin Ave, Brooklyn, NY 11238



**TRI STATE
COMMERCIAL**
REAL ESTATE EXPERTS

Retailer Map



Broker is relying on Landlord or other Landlord-supplied sources for the accuracy of said information and has no knowledge of the accuracy of it. Broker makes no representation and/or warranty, expressed or implied, as to the accuracy of such information.

Shlomi Bagdadi
718.437.6100
sb@tristatecr.com

Tri State Commercial Realty Inc // 482 Coney Island Ave // Brooklyn, 11218 // <http://tristatecr.com/>



Newly Renovated Storefront with Backyard and Basement!

585 Franklin Ave, Brooklyn, NY 11238



**TRI STATE
COMMERCIAL**
REAL ESTATE EXPERTS

Available Spaces

Lease Rate: UPON REQUEST **Total Space:** 1,100 SF
Lease Type: Upon Request **Lease Term:**

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
Storefront	Office Building	UPON REQUEST	Upon Request	1,100 SF	Negotiable	1,100 Sf Brand new storefront, recently renovated space with backyard and basement for storage!

Broker is relying on Landlord or other Landlord-supplied sources for the accuracy of said information and has no knowledge of the accuracy of it. Broker makes no representation and/or warranty, expressed or implied, as to the accuracy of such information.

Shlomi Bagdadi
718.437.6100
sb@tristatecr.com

Tri State Commercial Realty Inc // 482 Coney Island Ave // Brooklyn, 11218 // <http://tristatecr.com/>

