



834 CLARKSON AVENUE

East Flatbush | Brooklyn, NY

**50 FT**

OF FRONTAGE

800–2,500 SF

DIVISIBLE SPACE

3 UNITS

LEASE 1, 2, OR 3

BRAND NEW

STOREFRONT & GATE

THE OPPORTUNITY

834 Clarkson Avenue delivers a brand-new storefront and facade with a security gate and 50 feet of frontage, just off the Utica Avenue retail corridor in the heart of East Flatbush. The space is configured as three adjacent retail units of roughly 800 SF each — lease a single unit or combine them for up to $\pm 2,500$ SF. Flanked by an established delicatessen and two take-out restaurants, it offers a turnkey presence on one of central Brooklyn's busiest, most densely populated commercial arteries.

PROPERTY DETAILS

ADDRESS	834 Clarkson Avenue, Brooklyn, NY
NEIGHBORHOOD	East Flatbush
AVAILABLE	3 units — Retail 1, 2 & 3
UNIT SIZE	± 800 SF each ($\pm 2,500$ SF combined)
FRONTAGE	50 FT — off Utica Avenue
CONDITION	Brand-new storefront & facade
SECURITY	New roll-down gate
POSSESSION	Immediate
ASKING RENT	Upon request

HIGHLIGHTS

- Three divisible retail units — lease one or combine to $\pm 2,500$ SF
- 50 feet of frontage just off the Utica Avenue corridor
- Brand-new storefront and facade with security gate
- Co-tenancy with an established deli and two take-out restaurants
- On the B46 / B46-SBS corridor — among NYC's busiest bus routes

LOCATION & TRANSIT

- Steps from Utica Avenue and the B46 Select Bus Service
- Crown Heights–Utica Avenue (3/4 trains) to the north
- Dense residential and institutional daytime population

DIVISIBLE — 800-2,500 SF

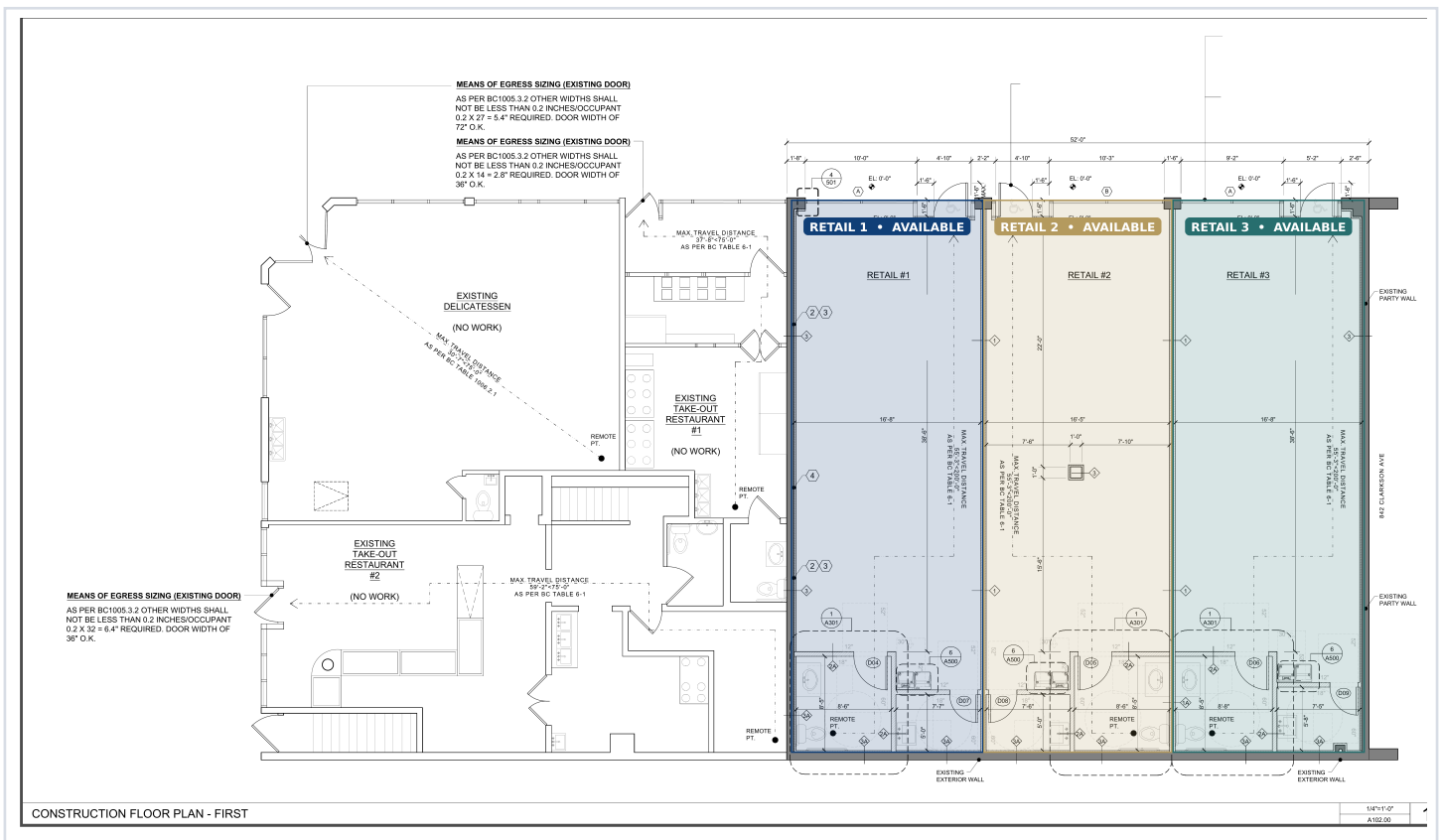
RETAIL 1	RETAIL 2	RETAIL 3
≈ 800 SF	≈ 800 SF	≈ 800 SF

Lease one unit at ≈ 800 SF — up to $\pm 2,500$ SF combined
50 FT total frontage off Utica Avenue

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AVAILABLE DIVISIONS — FLOOR PLAN



Available premises highlighted — Retail 1, Retail 2 and Retail 3 (±800 SF each; combinable up to ±2,500 SF). Adjacent delicatessen and take-out restaurants are existing tenants and not part of this offering. Plan by Valentino Pompeo Architect, P.C. Not to scale; for identification only.