TRI STATE COMMERCIAL®

FOR SALE

1,300 SF EAST WILLIAMSBURG RETAIL CONDO

717 Grand Street

Brooklyn, NY 11211

Between Manhattan Avenue & Graham Avenue

SHLOMI BAGDADI
212.433.3355 x101
sb@tristatecr.com

TSC.

PROPERTY SUMMARY

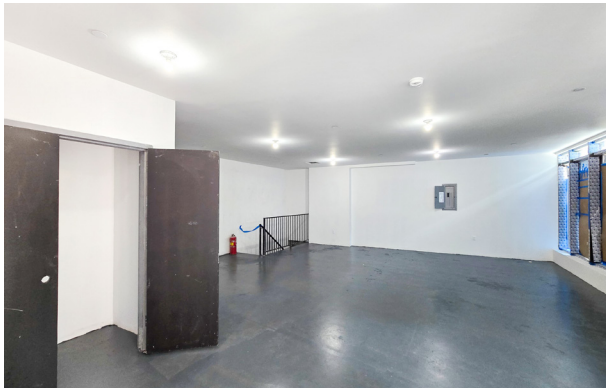
EXECUTIVE SUMMARY

717 Grand Street presents an exceptional retail condominium opportunity along one of East Williamsburg's most active commercial corridors. The property offers approximately 906 square feet of ground-floor retail space with an additional 397-square-foot basement, providing flexible space for a variety of commercial uses. Featuring 30 feet of frontage along bustling Grand Street, the unit benefits from outstanding visibility and consistent pedestrian traffic in one of Brooklyn's most sought-after retail markets. With low monthly taxes and common charges, the property is well suited for both owner-users and investors seeking long-term value.

LOCATION OVERVIEW

Ideally situated along Grand Street, 717 Grand Street is positioned within one of Brooklyn's most vibrant and sought-after commercial corridors. The property benefits from strong pedestrian traffic and outstanding visibility, surrounded by a dynamic mix of popular restaurants, cafés, boutiques, neighborhood retailers, and everyday services. Conveniently located just minutes from the Grand Street L subway station and several bus routes, the location offers excellent accessibility while serving a dense residential community. Nearby retailers include City Fresh Market, Walgreens, Dunkin', Chase Bank, and a variety of local dining destinations, making this an exceptional location for both owner-users and long-term investors.

Address	717 Grand Street, Brooklyn, NY 11211
Location	Between Manhattan Avenue & Graham Avenue
Block/Lot	2782/30
Zoning	C4-4A
Lot Dimensions	50 FT x 100 FT
Lot Size	5,000 SF
Building Dimensions	49 FT x 99 FT
Building Size	30,080 SF
Building Class	D6
Stories	8
Total Commercial Units	1
Total Residential Units	23
Tax Class	2
Taxes/Month	$1,402
Taxes (25/26)	$16,831
Common Charges/Month	$809



906 SF
Ground Floor

397 SF
Basement

30 FT
Frontage

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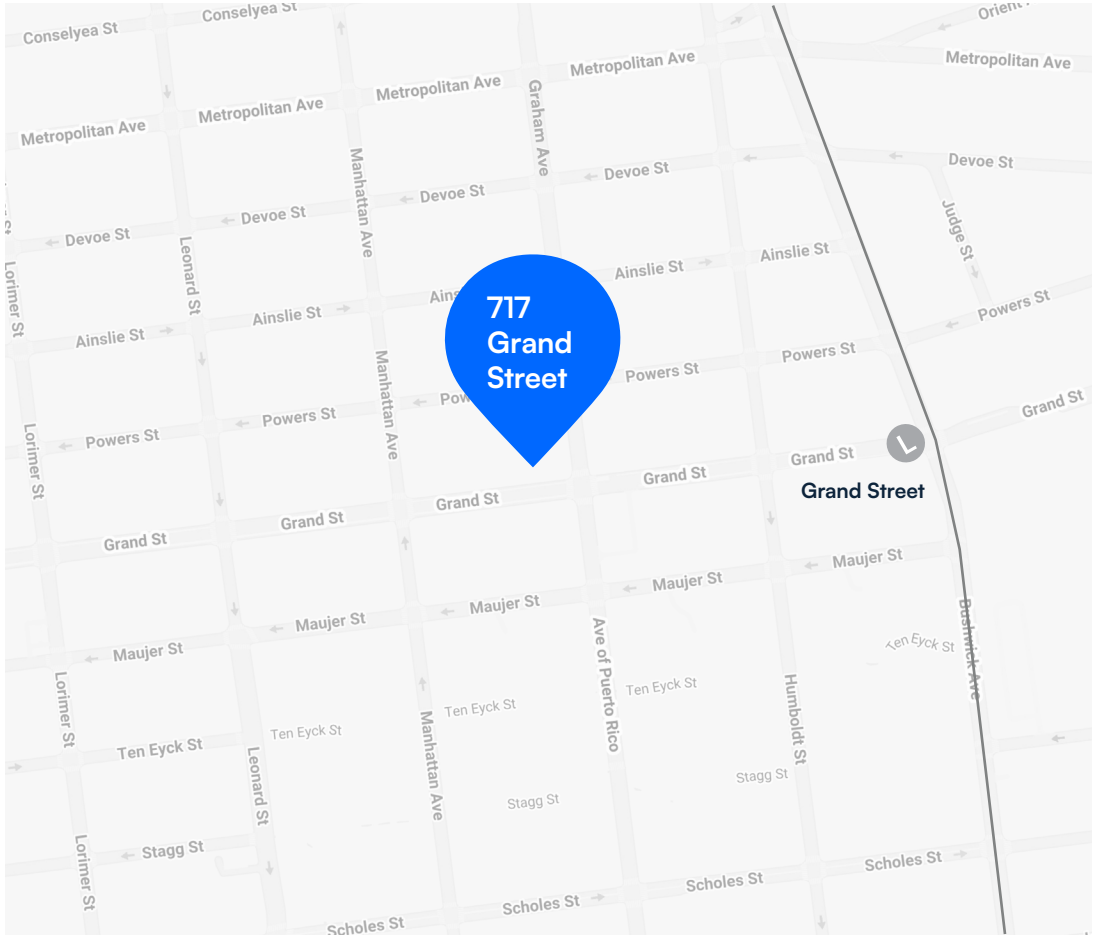
TRANSPORTATION AND TAX MAP

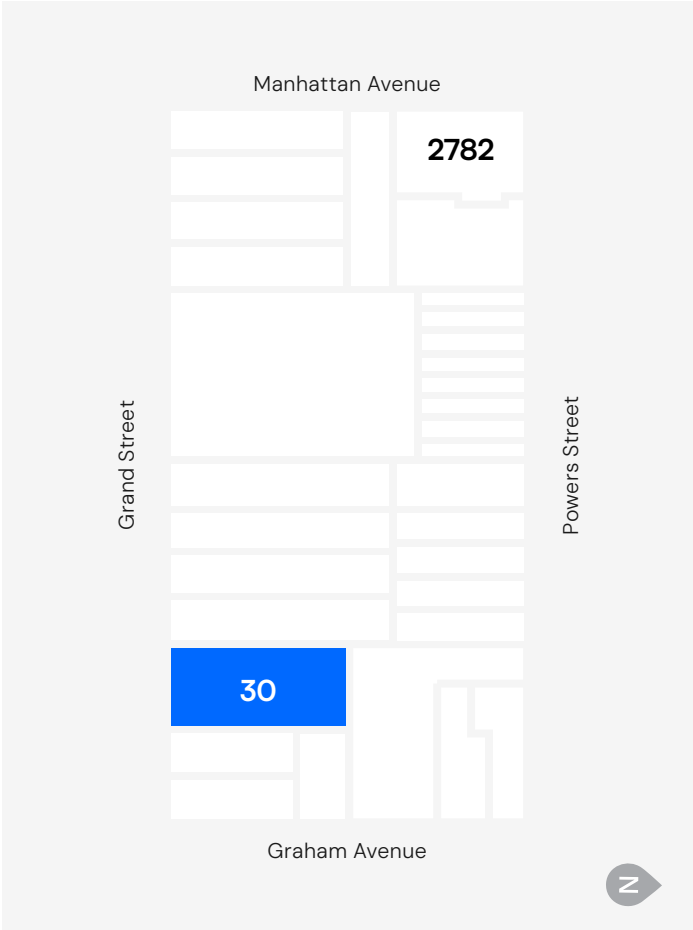
NEAREST TRANSIT

L Train at Grand Street

Q59 Q54 B43 B24 B48 B60 Bus Lines



TAX MAP



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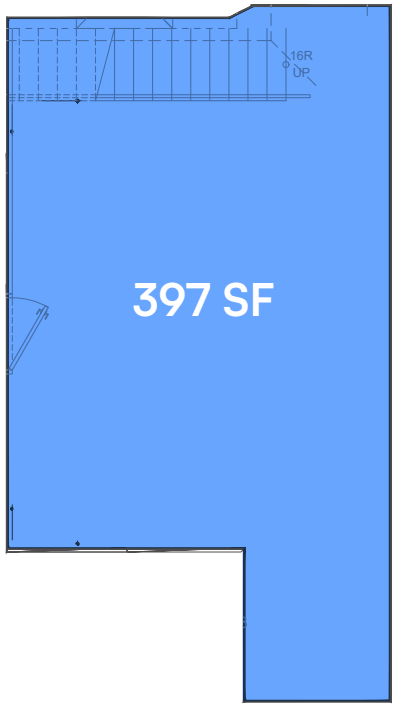
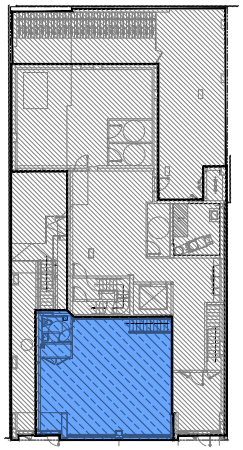
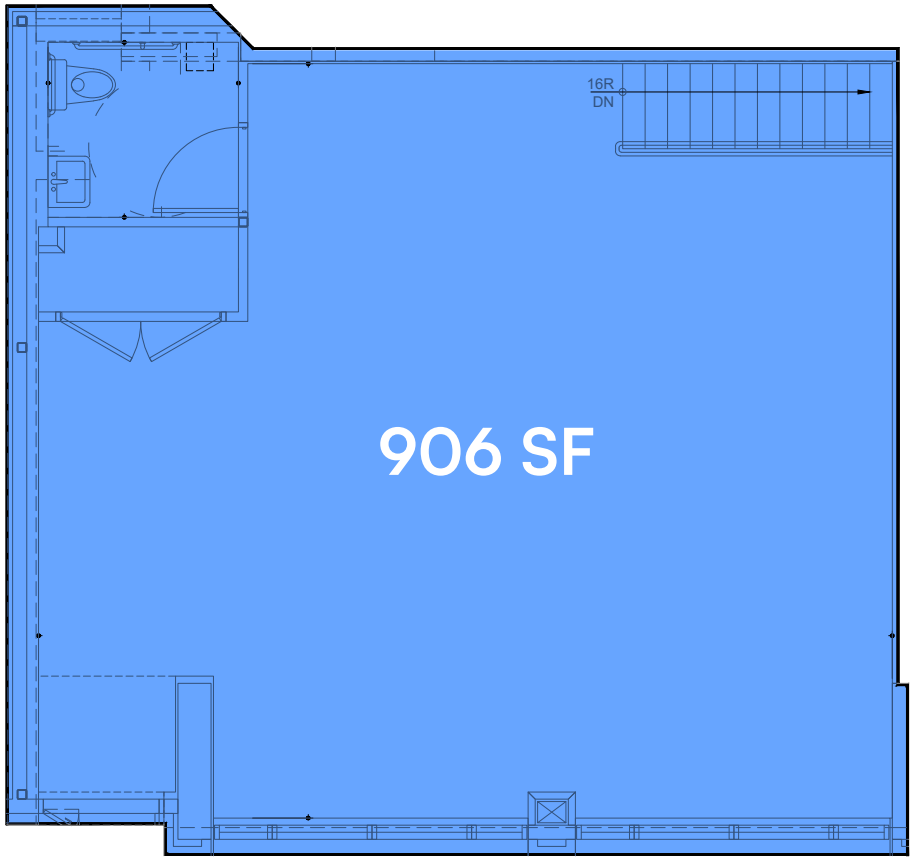
FLOOR PLANS



CELLAR





GROUND FLOOR

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PROPERTY PHOTOS

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LOCATION OVERVIEW

EAST WILLIAMSBURG

Known for its creative energy, strong neighborhood identity, and evolving commercial landscape, East Williamsburg is one of Brooklyn's most dynamic mixed-use districts. Grand Street serves as an active local corridor, lined with restaurants, cafés, independent retailers, specialty shops, and essential neighborhood services that support a growing residential community. With convenient access to the L subway line and nearby connections to Williamsburg, Bushwick, and Greenpoint, the area offers excellent walkability and connectivity. East Williamsburg continues to attract residents, entrepreneurs, and investors drawn to its blend of established community character, creative culture, and long-term growth potential.

POINTS OF INTEREST

- Grand Street Station (L Train)
- McCarren Park
- Grand Street Retail Corridor
- Brooklyn Brewery

DEMOGRAPHICS

Within a one-mile radius of the property

59,595	144,549	$136,261
Total Households	People	Avg Household Income

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