

TRI STATE COMMERCIAL®

FOR SALE

1,167 SF BRAND-NEW CORNER RETAIL CONDO OPPORTUNITY

658 Washington Avenue

Brooklyn, NY 11238

Corner of Bergen Street & Washington Avenue

\$999,000
OFFERED AT

SHLOMI BAGDADI
212.433.3355 x101
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JACK SARDAR
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ALICIA GUZZONE-CASH
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TSC.

PROPERTY SUMMARY

EXECUTIVE SUMMARY

658 Washington Avenue offers a premier retail condominium opportunity within a newly developed mixed-use building in Prospect Heights, Brooklyn. Comprising approximately 1,167 square feet, this vacant corner retail unit provides exceptional visibility through expansive glass storefront frontage and multiple signage opportunities. Delivered in vanilla box condition and fully ADA-compliant, the space is well suited for a variety of retail, service, medical, or professional uses. Located along a highly trafficked, transit-oriented corridor, the property benefits from strong pedestrian activity, excellent accessibility, and a vibrant surrounding retail environment, making it an attractive opportunity for both end-users and investors.

LOCATION OVERVIEW

Situated in the heart of Prospect Heights, 658 Washington Avenue occupies a prominent corner location along one of Brooklyn's most active retail corridors. Washington Avenue has evolved into a premier neighborhood destination, attracting a dynamic mix of acclaimed restaurants, specialty retailers, cafés, and service-oriented businesses. The property benefits from strong pedestrian activity, excellent visibility, and convenient access to multiple subway and bus lines. Surrounded by a dense residential population and within close proximity to Prospect Park, the Brooklyn Museum, and other major neighborhood amenities, the location offers a compelling combination of accessibility, consumer traffic, and long-term growth potential.

Address	658 Washington Avenue, Brooklyn, NY 11238
Location	Corner of Bergen Street & Washington Avenue
Block/Lot	1139/7503
Zoning	R6A
Lot Dimensions	23.67 FT x 69.58 FT
Lot Size	1,647 SF
Building Dimensions	23.7 FT x 45 FT
Vent	14 FT Vent
Electric	200 AMPS
Gas	Available
CAM	\$199/Month
Taxes	\$7,000/Year



\$999,000

Offered At

1,647 SF

Lot Size

R6A

Zoning

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TRANSPORTATION AND TAX MAP

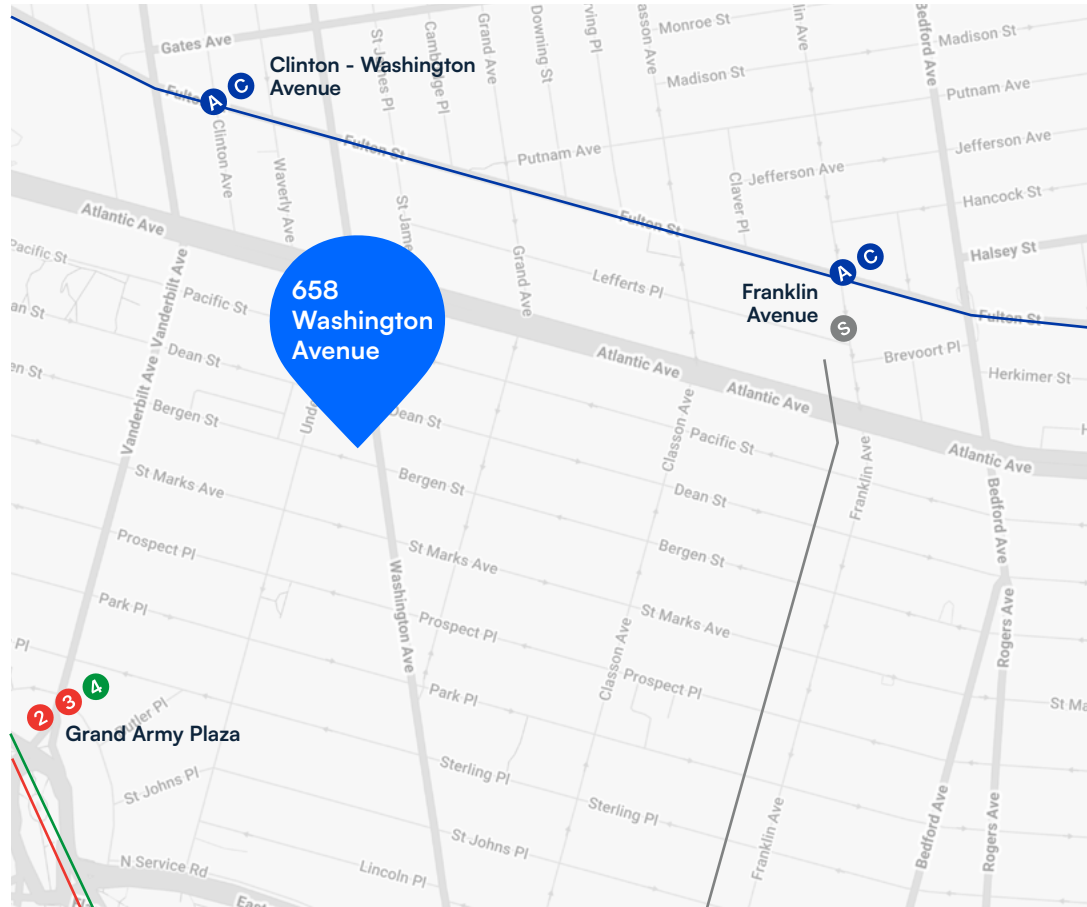
NEAREST TRANSIT

A C Trains at Clinton - Washington Avenue & Franklin Avenue

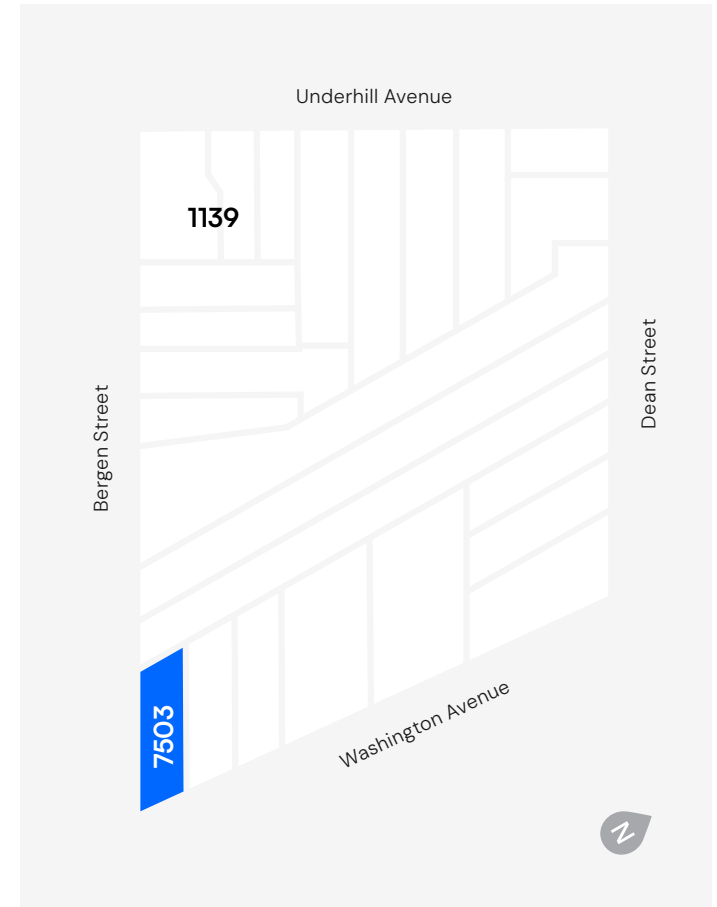
2 3 4 Trains at Grand Army Plaza

S Train at Franklin Avenue

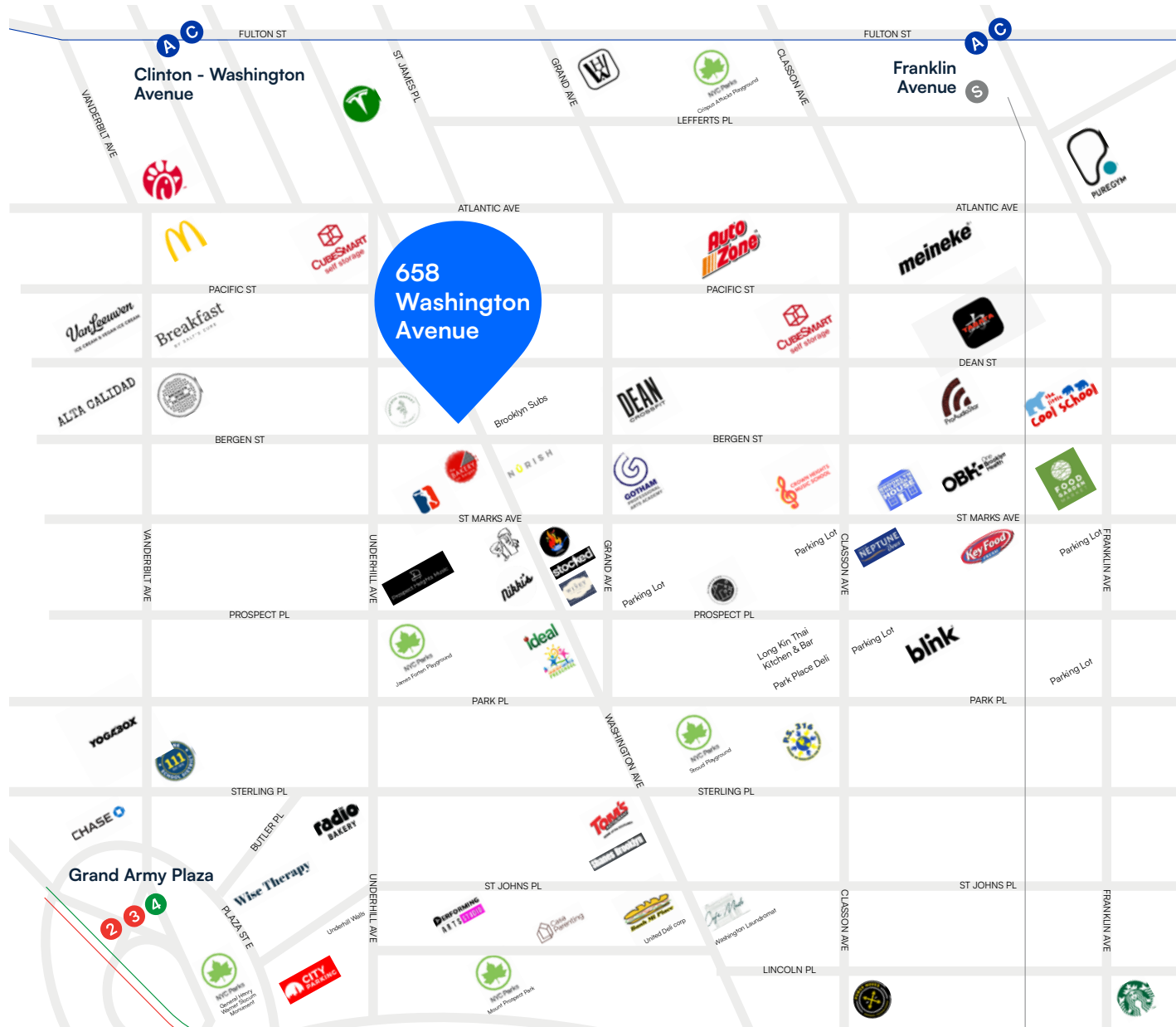
B65 B45 B69 B48 B44 SBS B62 Bus Lines



TAX MAP



RETAIL MAP

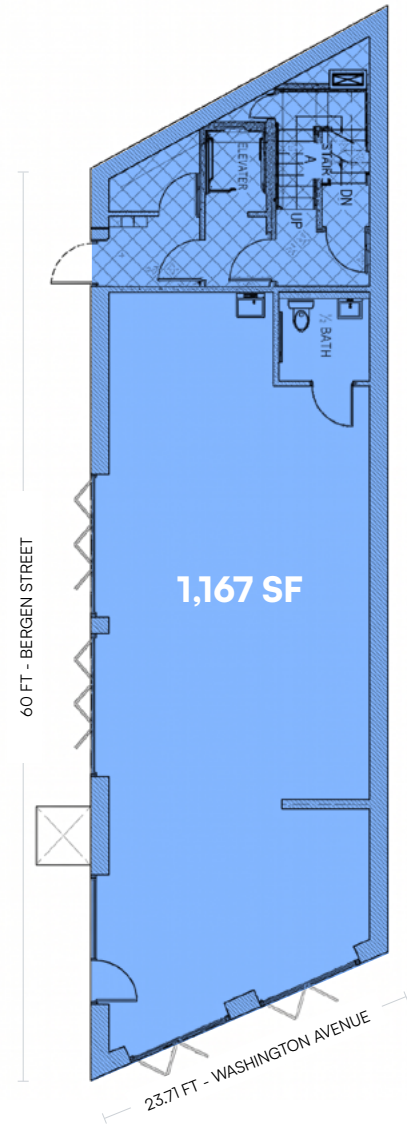


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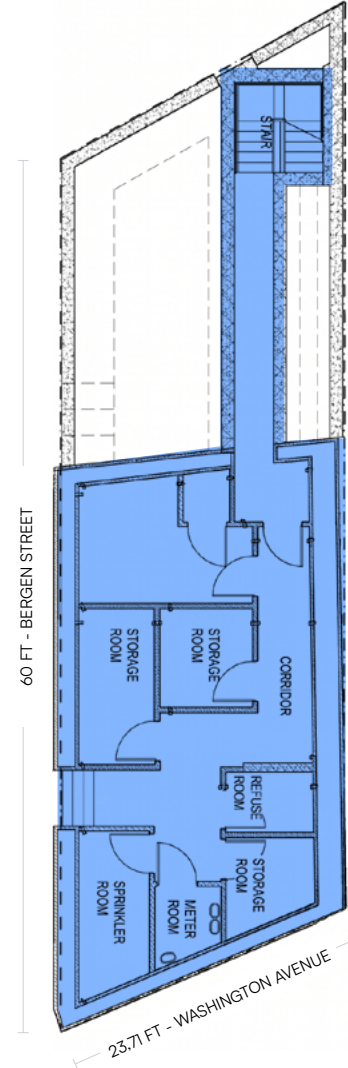
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FLOOR PLANS



FIRST FLOOR



BASEMENT (PRIVATE STORAGE)

All square footages are approximate

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PROPERTY PHOTOS



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CERTIFICATE OF OCCUPANCY



Permissible Use and Occupancy

FLOOR	Occ Group	Max. Persons Permitted	Live Loads (lbs per sq ft)	Zoning Use Group	Dwelling or Rooming Units	Job Reference	Certificate of Occupancy Type
Cellar	R-2	N/A	OG	2B		320592532	Final
Description of Use: Apartment BUILDING STORAGE, UTILITY ROOMS, ACCESSORY STORAGE TO COMMERCIAL					Exceptions:		
Floor 1	M	38	100	6A		320592532	Final
Description of Use: Retail Sale RETAIL SPACE (944 SF, 38 OCC)					Exceptions:		
Floor 2	R-2	N/A	40	2A	1	320592532	Final
Description of Use: Apartment ONE (1) CLASS "A" APARTMENT					Exceptions:		
Floor 3	R-2	N/A	40	2A	1	320592532	Final
Description of Use: Apartment ONE (1) CLASS "A" APARTMENT					Exceptions:		
Floor 4	R-2	N/A	40	2A	0.5	320592532	Final
Description of Use: Apartment LOWER PART OF ONE (1) CLASS "A" APARTMENT IN CONJUNCTION WITH PENTHOUSE.					Exceptions:		
Penthouse - 1	R-2	N/A	40	2A	0.5	320592532	Final
Description of Use: Apartment UPPER PART OF ONE (1) CLASS "A" APARTMENT					Exceptions:		

ADVISORS BEFORE BROKERS

LOCATION OVERVIEW

PROSPECT HEIGHTS

Known for its tree-lined streets, historic brownstones, and vibrant retail corridors, Prospect Heights is one of Brooklyn's most desirable and established neighborhoods. Washington Avenue serves as a thriving commercial destination, featuring an eclectic mix of acclaimed restaurants, cafés, boutiques, and neighborhood services that cater to both residents and visitors. Anchored by nearby cultural institutions and recreational amenities, including Prospect Park, the Brooklyn Museum, and the Brooklyn Botanic Garden, the area benefits from strong pedestrian activity and a highly walkable environment. With excellent transit connectivity and a growing residential population, Prospect Heights continues to attract professionals, families, and entrepreneurs seeking a dynamic blend of convenience, culture, and long-term neighborhood appeal.

POINTS OF INTEREST

- Prospect Park
- Brooklyn Museum
- Brooklyn Botanic Garden
- Barclays Center

DEMOGRAPHICS

Within a one-mile radius of the property

80,060	177,966	\$187,519
Total Households	People	Avg Household Income

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