

FOR SALE

2,240 SF WAREHOUSE – DELIVERED VACANT

949 Remsen Avenue

Brooklyn, NY 11236

Between Foster Avenue & Krier Place

\$1,500,000
OFFERED AT

SHLOMI BAGDADI
212.433.3355 x101
sb@tristatecr.com

JACK SARDAR
212.433.3355 x106
jack.s@tristatecr.com

TSC.

PROPERTY SUMMARY

EXECUTIVE SUMMARY

949 Remsen Avenue offers a compelling industrial investment opportunity in the heart of Brooklyn, NY. This two-story brick warehouse spans approximately 2,240 square feet and will be delivered vacant, making it ideal for owner-users or investors seeking immediate occupancy. The property features a full ground-floor industrial space complemented by a second-floor office equipped with a bathroom and kitchen, providing functional flexibility for a variety of business needs. With 14-foot ceiling heights, a 20 x 75 building footprint, and an additional rear lot, the asset supports efficient operations and storage. Zoned M1-1, the property is well-suited for light manufacturing, warehousing, or distribution uses, all within a strategic and accessible Brooklyn location.

LOCATION OVERVIEW

Ideally located along Remsen Avenue in the heart of Canarsie, 949 Remsen Avenue is positioned within a well-established Brooklyn neighborhood known for its steady foot traffic and strong community presence. With convenient access to major thoroughfares such as Flatlands Avenue and Rockaway Parkway, as well as nearby public transportation including bus lines and the Rockaway Parkway subway station, the location offers strong connectivity and accessibility. This makes it an attractive option for commercial users and investors seeking a functional and well-situated property in a growing area.

Address	949 Remsen Avenue , Brooklyn, NY 11236
Location	Between Foster Avenue & Krier Place
Block/Lot	8124 / 24
Zoning	M1-1
Lot Dimensions	20 FT x 110 FT
Lot Size	2,200 SF
Building Dimensions	20 FT x 75 FT
Building Size	2,240 SF
Building Class	K4
Floors	2
Total Commercial Units	2
Delivered	Vacant
Tax Class	4



\$1,500,000

Offered At

2,240 SF


Building Size

2

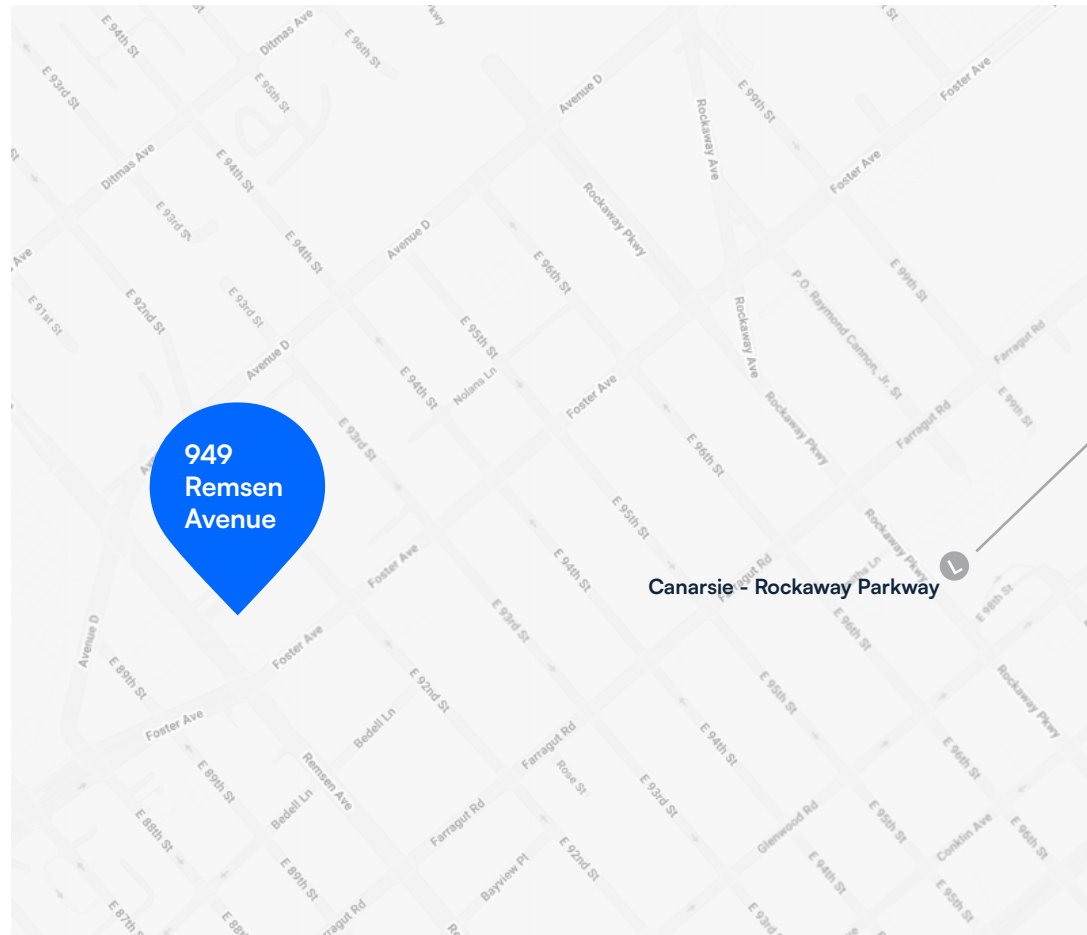
Commercial Units

TRANSPORTATION AND TAX MAP

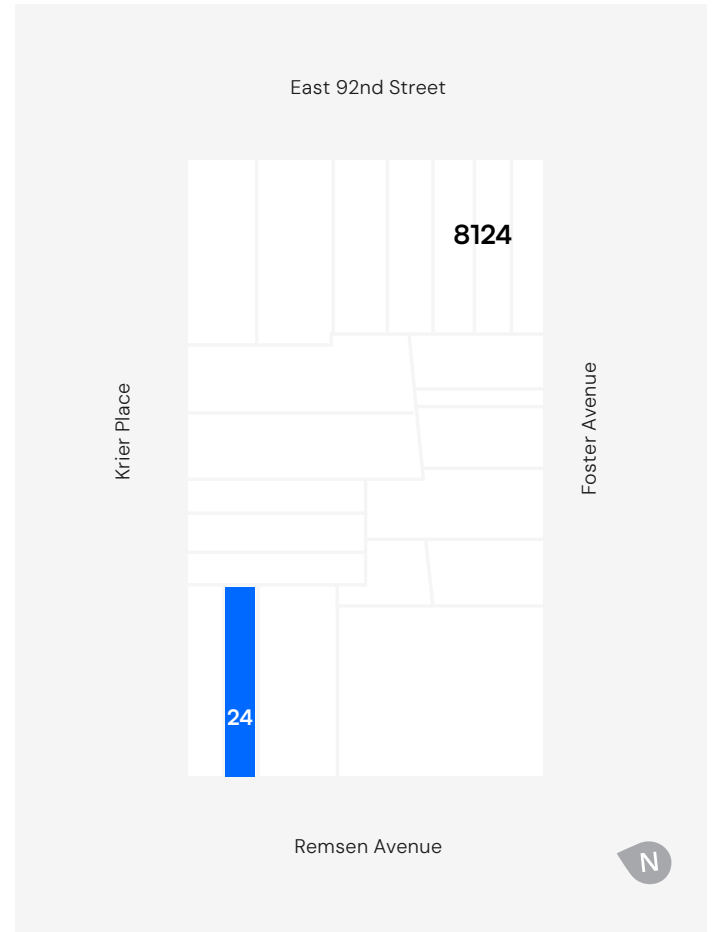
NEAREST TRANSIT

 Train at Canarsie - Rockaway Parkway

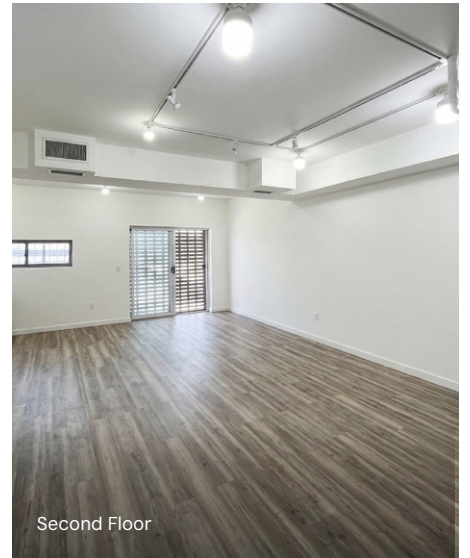
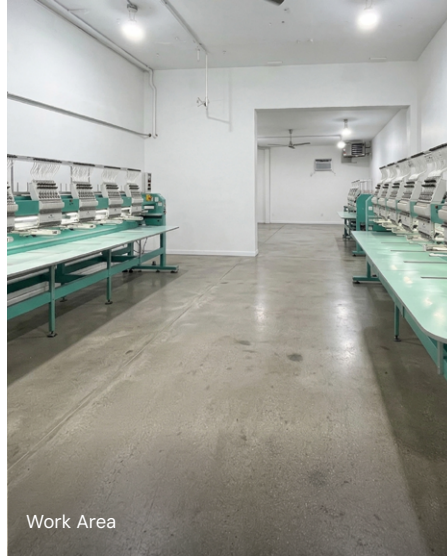
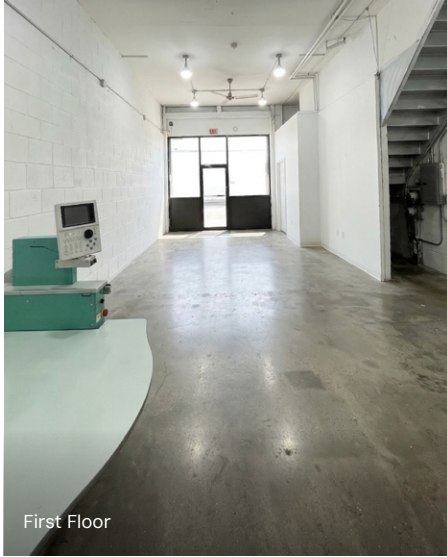
   Bus Lines



TAX MAP



PROPERTY PHOTOS



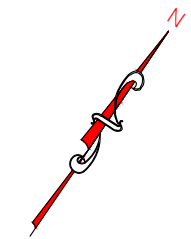
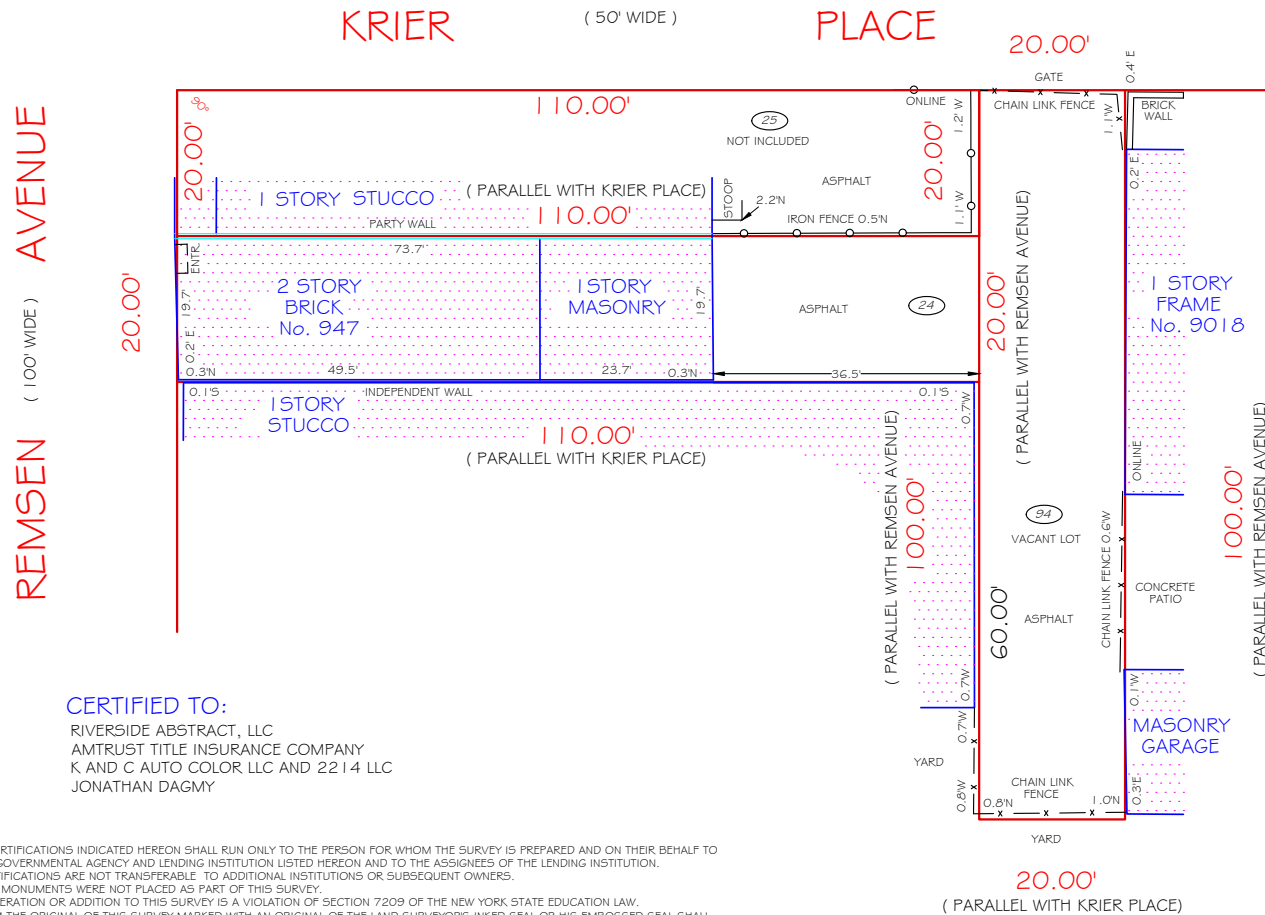
PROPERTY SURVEY

SURVEY No. 5B-19-2282
 PREPARED BY RAJ KUMAR
 DRAWN BY: J.P.

MAP OF PROPERTY
 BOROUGH OF BROOKLYN
 COUNTY OF KINGS
 STATE OF NEW YORK
 BLOCK 8124 LOTS 24 & 94

DATE: SEPTEMBER 29th, 2019

THIS SURVEY WAS PREPARED FOR JONATHAN DAGMY AND IS TO BE USED FOR TITLE PURPOSES ONLY



VINCENT TEUTONICO, L.S.
 NEW YORK LICENSE 050307

5 BORO MAPPING

LAND SURVEYING
 966 LITTLE NECK AVENUE
 NORTH BELLMORE N.Y. 11710
 TELEPHONE (516)-652-9984
 EMAIL: 5boromapping@gmail.com



TITLE No.
 RANY-37987

CERTIFIED TO:
 RIVERSIDE ABSTRACT, LLC
 AMTRUST TITLE INSURANCE COMPANY
 K AND C AUTO COLOR LLC AND 2214 LLC
 JONATHAN DAGMY

1. GUARANTEES OR CERTIFICATIONS INDICATED HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED AND ON THEIR BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. GUARANTEES OR CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
2. PROPERTY CORNER MONUMENTS WERE NOT PLACED AS PART OF THIS SURVEY.
3. UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW.
4. ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S INKED SEAL OR HIS EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.
5. EASEMENTS OF RECORD ARE ONLY GUARANTEED IF AN ABSTRACT OF TITLE IS FURNISHED TO THE SURVEYOR.
6. THIS IS TO CERTIFY THAT THERE ARE NO VISIBLE STREAMS NOR NATURAL WATER COURSES IN THE PROPERTY EXCEPT AS SHOWN ON THIS SURVEY.

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ADVISORS BEFORE BROKERS

LOCATION OVERVIEW

CANARSIE

Known for its strong community feel and coastal charm, Canarsie offers a balanced mix of residential stability and neighborhood-oriented commerce. Remsen Avenue and nearby Flatlands Avenue serve as key local corridors, lined with small businesses, eateries, and essential services that cater to the surrounding population. With access to public transportation and major roadways like Rockaway Parkway, the area provides convenient connectivity while maintaining a more relaxed, suburban atmosphere within Brooklyn. Appreciated for its accessibility, affordability, and tight-knit character, Canarsie continues to attract families, business owners, and investors alike.

POINTS OF INTEREST

- Canarsie Park
- Fresh Creek Nature Preserve
- Paerdegat Basin Park
- Brookdale Hospital Medical Center

DEMOGRAPHICS

Within a one-mile radius of the property

35,574	104,052	\$92,707
Total Households	People	Avg Household Income

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