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FOR SALE

Jack Sardar 212.433.3355

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955

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Brooklyn  
embroidery

955  
10BS

FOR SALE

4,950 SF WAREHOUSE + 2,000 SF REAR LOT

# 951 - 955 Remsen Avenue

Brooklyn, NY 11236

Between Foster Avenue & Krier Place

**\$2,500,000**

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

951–955 Remsen Avenue presents a prime industrial investment opportunity in the heart of Brooklyn, NY, offering a versatile 4,950–square–foot single–story building ideal for industrial or manufacturing users. Delivered vacant for immediate occupancy, the property features a functional 45 x 110 layout with 14–foot ceiling heights and two drive–in doors, supporting efficient logistics and operations. Complemented by a 2,000 square foot rear lot measuring approximately 20 x 100, the asset provides valuable space for parking, storage, or additional outdoor use, with optional storage containers enhancing utility. Zoned MI-1, this well located property is perfectly suited for a range of light manufacturing, warehousing, or distribution needs, making it an excellent choice for both owner–users and investors seeking flexibility and long–term value.

## LOCATION OVERVIEW

Ideally situated on Remsen Avenue in the vibrant Canarsie neighborhood, 951–955 Remsen Avenue benefits from a well–established Brooklyn location with excellent connectivity. The property offers convenient access to major roadways including Flatlands Avenue and Rockaway Parkway, as well as nearby public transportation options such as bus lines and the Rockaway Parkway subway station, ensuring easy commuting for employees and clients. This strategic location, combined with its functional industrial layout and ample rear lot, makes the property an attractive opportunity.

Address	951 – 955 Remsen Avenue, Brooklyn, NY 11236
Location	Between Foster Avenue & Krier Place
Block/Lot	8124 / 22
Zoning	MI-1
Lot Dimensions	45 FT x 110 FT
Lot Size	4,950 SF
Building Dimensions	45 FT x 110 FT
Building Size	4,950 SF
Building Class	G9
Floors	1
Total Commercial Units	1
Delivered	Vacant
Tax Class	4



**\$2,500,000**

Offered At

**4,950 SF**


Building Size

**1**

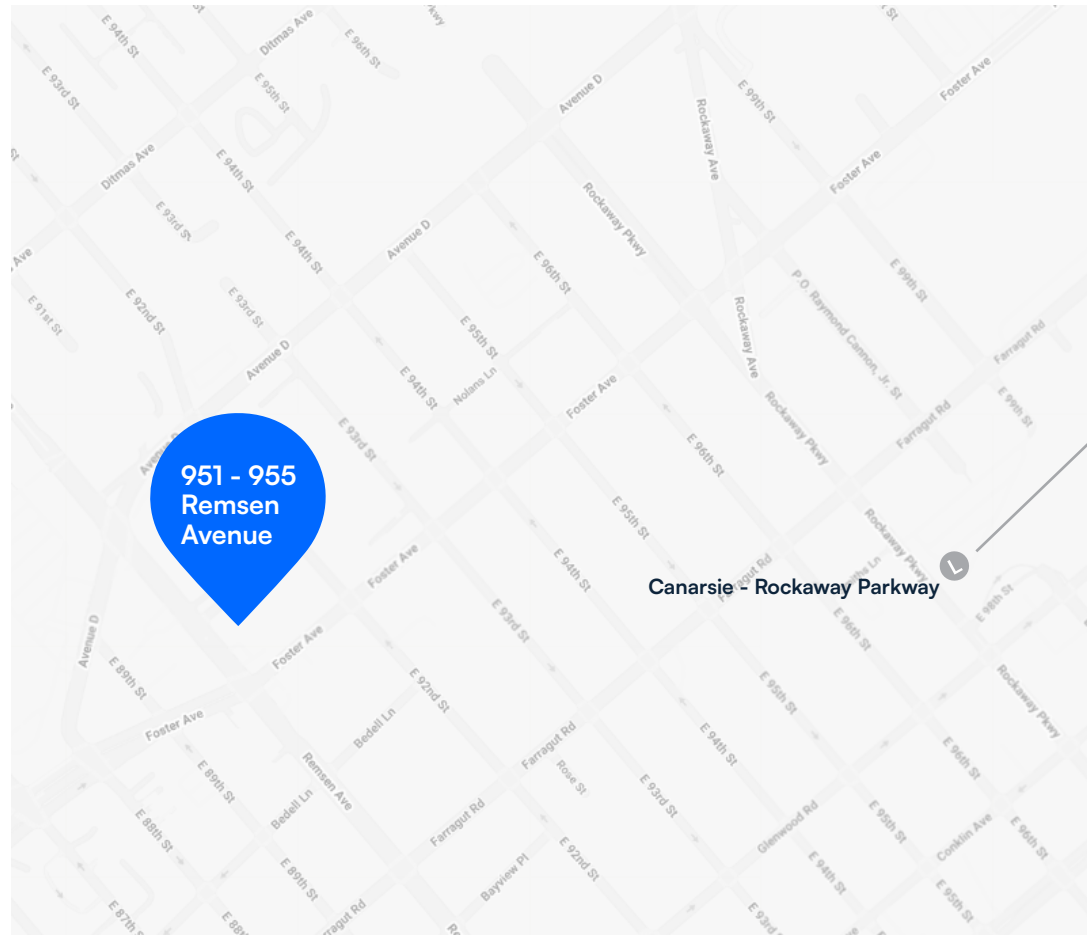
Commercial Units

# TRANSPORTATION AND TAX MAP

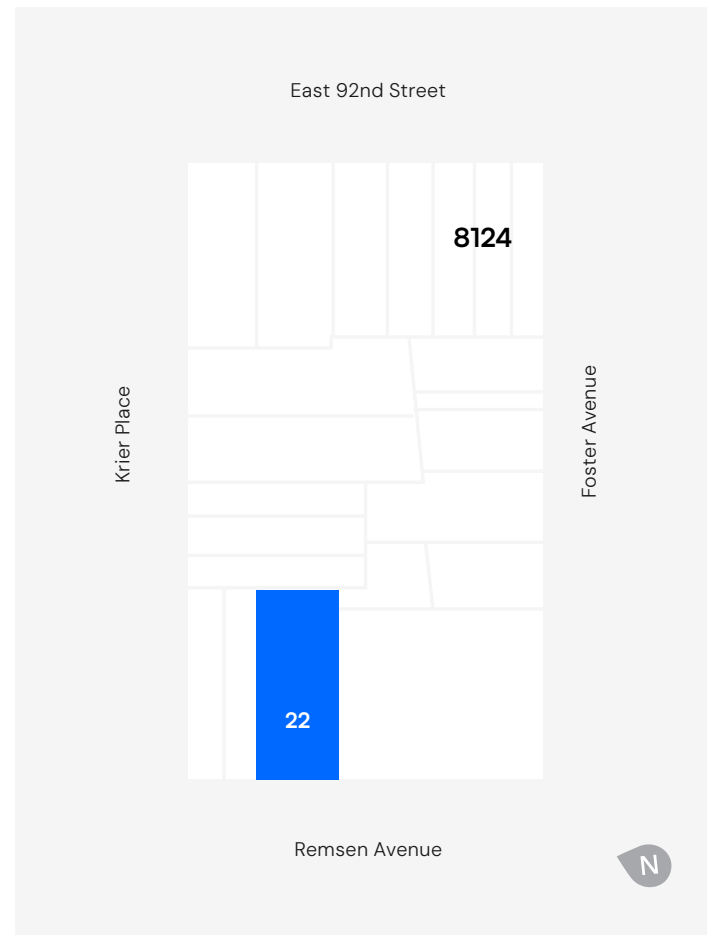
## NEAREST TRANSIT

 Train at Canarsie – Rockaway Parkway

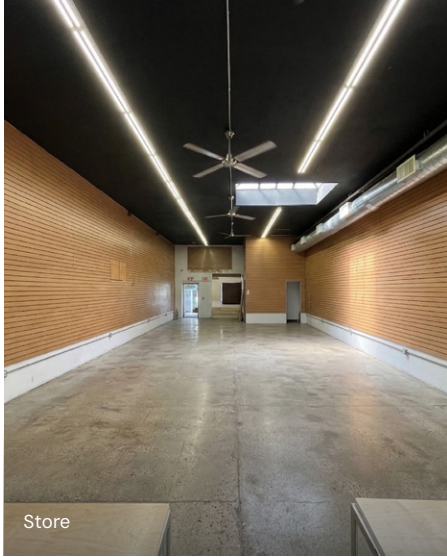
   Bus Lines



## TAX MAP



# PROPERTY PHOTOS





# 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*

<b>35,574</b>	<b>104,052</b>	<b>\$92,707</b>
Total Households	People	Avg Household Income

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