

500 SF ESTABLISHED BUSINESS FOR SALE CROWN HEIGHTS ICE CREAM SHOP

BUSINESS FOR SALE

Between Franklin Avenue & Bedford Avenue



SHLOMI BAGDADI
212.433.3355 x101
sb@tristatecr.com

ISAAC DARCHÉ
212.433.3355 x1042 / 646.972.9366
isaac.d@tristatecr.com

TRI STATE COMMERCIAL®

PROPERTY SUMMARY

LOCATION

Located in the Crown Heights neighborhood of Brooklyn.

SPACE DETAILS

- Lease Type: NN
- Yearly Net Income: \$250,000
- Ceiling Height: 11 FT
- Frontage: 20 FT
- Ground Floor – 1 Story Attached
- ADA Compliant
- Street Parking
- 2 Means of Egress: Front Door & Sidewalk Access to Basement
- 200 AMPS
- Hood
- Turnkey with HVAC System & Plumbing in Place
- 18 Years Remaining On A 20-Year Lease

TRANSPORTATION

 Train at Park Place

    Trains at Franklin Avenue–Medgar Evers College

 B48  B45  B49 Bus Lines

NEIGHBORS

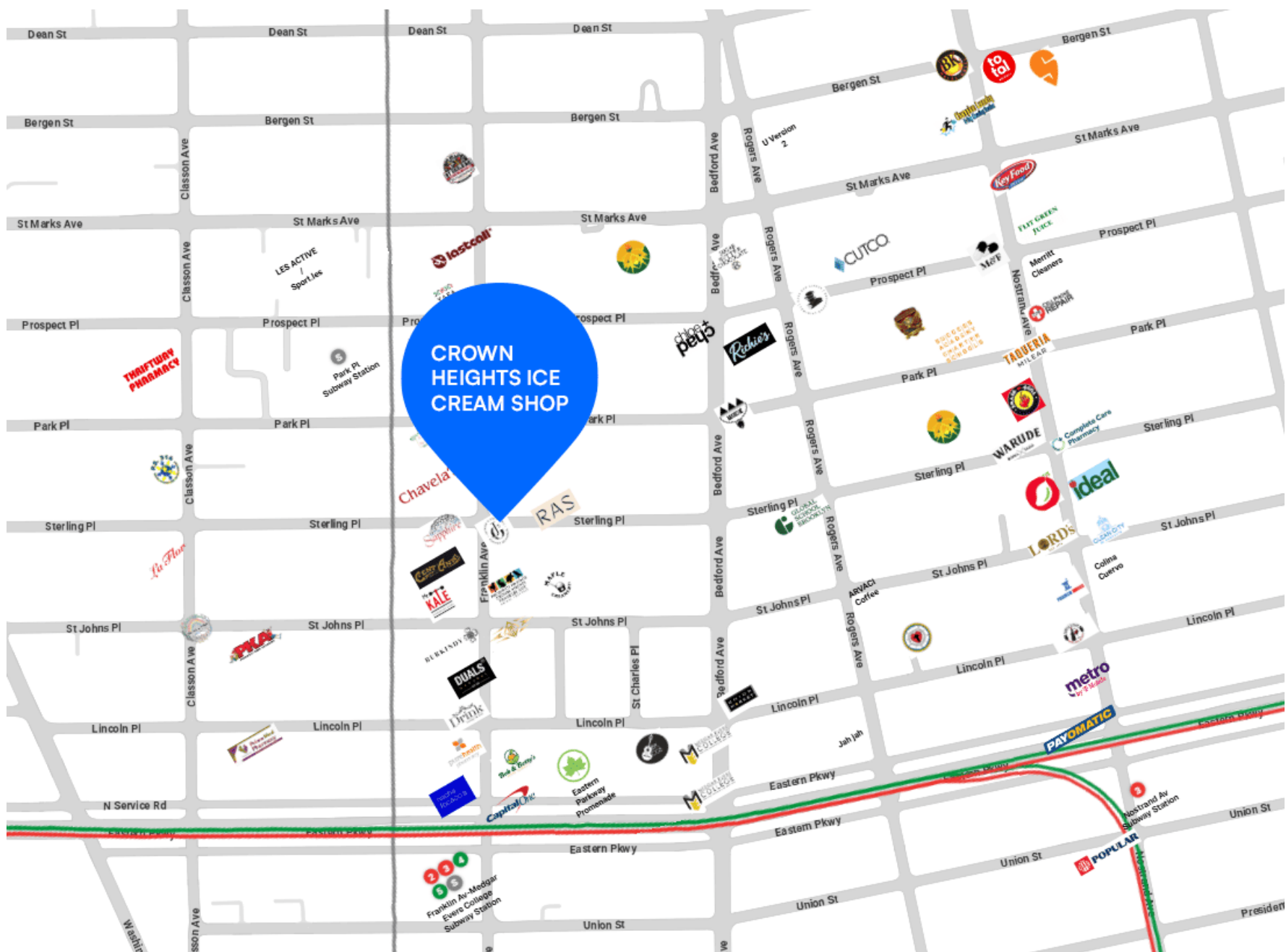
Starbucks Coffee Company, Briscola Trattoria, Arden, Crown Heights Pizza, Golden Chopstick, The Canary, Franklin Park, Bagel Pub, Drink Lounge & Café, Happy Wok, Lisbonata, MISC Thai, Brooklyn Eye Center, Chavela's, Altar, Judith's Bakery, RAS Plant Based, The Rum Bar BK, The Crown Inn, Little Zelda, Bien Cuit, Brooklyn Suya, Brooklyn after Dark, and more!

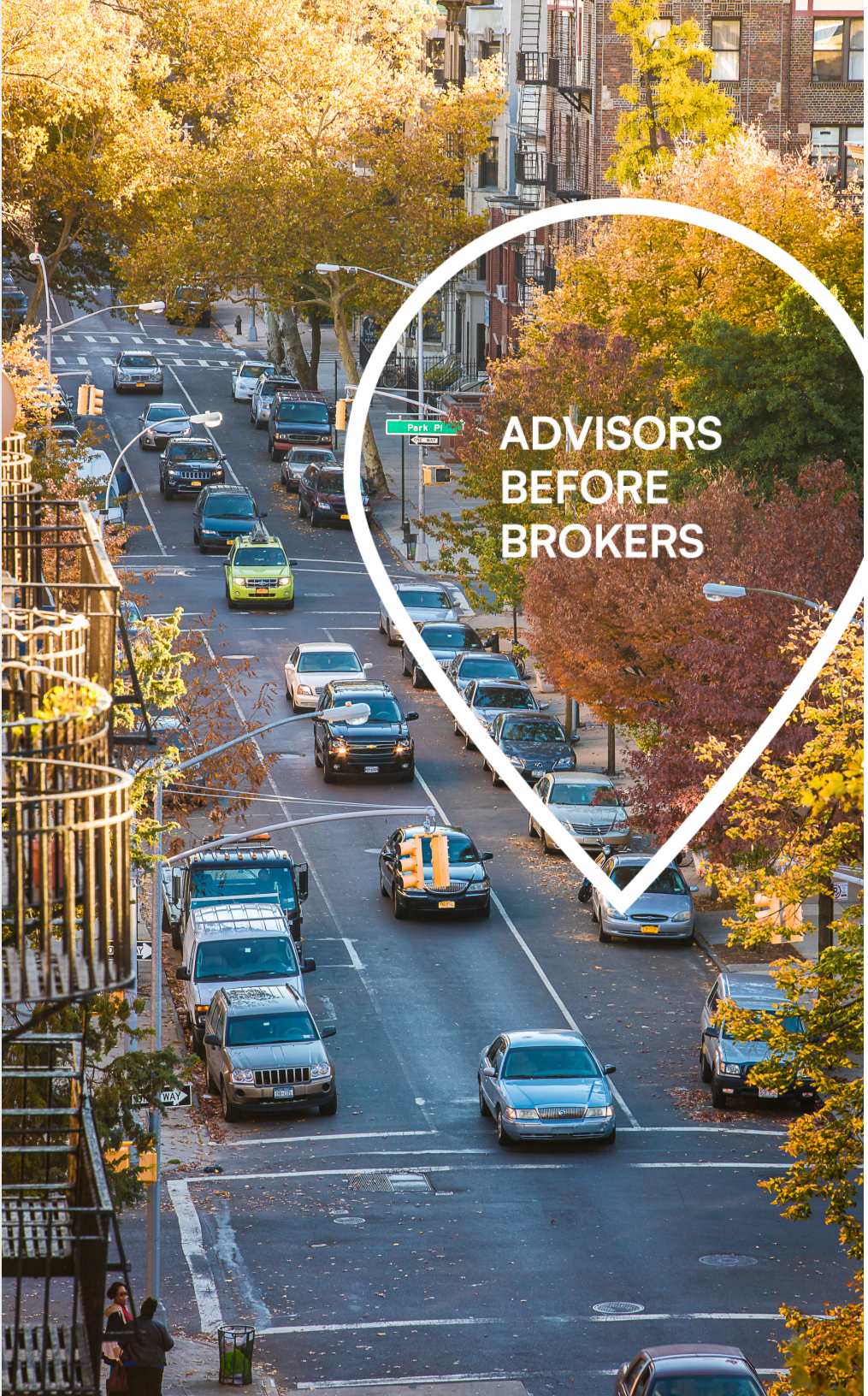


PROPERTY PHOTOS



TSC.





ADVISORS BEFORE BROKERS

LOCATION OVERVIEW

CROWN HEIGHTS

A neighborhood defined by handsome brownstones and a growing wave of new energy, Crown Heights blends historic residential charm with an increasingly vibrant commercial scene. Franklin Avenue serves as a key commercial spine, lined with restaurants, coffee shops, bars, and boutiques that reflect the area's evolving and increasingly diverse community. With close proximity to the Franklin Avenue subway station and the Botanic Garden station, and steady pedestrian activity throughout the day, the neighborhood provides a welcoming environment for small businesses and residents alike. Long valued for its tree-lined streets and architectural character, Crown Heights continues to attract families, young professionals, and entrepreneurs seeking both culture and convenience.

LOCATION HIGHLIGHTS

- Excellent Street Frontage and Visibility with High Pedestrian Traffic and High Foot Traffic
- Close Proximity to Public Transit / Subway, Steps From Major Subway or Bus Lines
- Easy Access to Highways and Bridges
- Dense Residential Population Nearby
- Surrounded by Local Boutiques in a Walkable Area
- Vibrant Nightlife and Dining Scene Nearby

POINTS OF INTEREST

- Brooklyn Botanic Garden
- Brooklyn Museum
- Prospect Park
- Weeksville Heritage Center

DEMOGRAPHICS

Within a one-mile radius of the property

101,422

Total Households

241,629

People

\$148,593

Avg Household Income

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For Pricing Call: 212.433.3355

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