



**Kalmon Dolgin**  
AFFILIATES INC.



# 1307 NOSTRAND AVENUE

**BROOKLYN, NY 11226**  
**850 SQ FT FOR LEASE**

**FOR MORE INFORMATION CONTACT**  
**LOUIE HAMDAN | LICENSED REAL ESTATE ASSOCIATE BROKER**  
**OFFICE: 347-390-1169**  
**MOBILE: 718-633-7558**  
**LHAMDAN@KALMONDOLGIN.COM**

**KALMON DOLGIN AFFILIATES**  
**101 RICHARDSON STREET**  
**BROOKLYN, NY 11211**  
**718-388-7700**  
**[KALMONDOLGIN.COM](http://KALMONDOLGIN.COM)**

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**Kalmon Dolgin Affiliates presents an enticing lease opportunity for a prime 850 square-foot commercial space, strategically positioned along the bustling Nostrand Avenue in the heart of Prospect Lefferts Garden, Brooklyn. Nestled merely one block away from SUNY Downstate, this location is a beacon for businesses seeking high visibility and a vibrant community. This is an excellent opportunity for Restaurateurs, fitness, medical & retail business owners. The area is vibrant with a good mixture of residential and commercial residents & neighbors.**

## **PROPERTY HIGHLIGHTS**

**850 SF STOREFRONT**

**+200 SF BACKYARD**

**+ FULL BASEMENT**

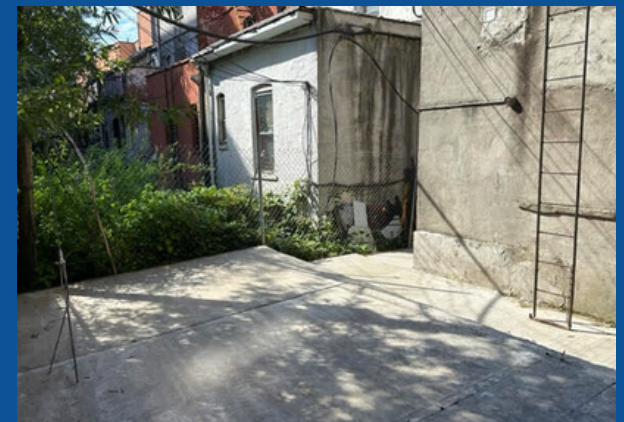
**ADJACENT TO B44 & 2,5 SUBWAY LINES**

**PERFECT LOCATION FOR:**

**RETAIL - OFFICE -LAUNDRY - GROCERY  
CAFE -BEAUTY SERVICES - CHILD CARE**



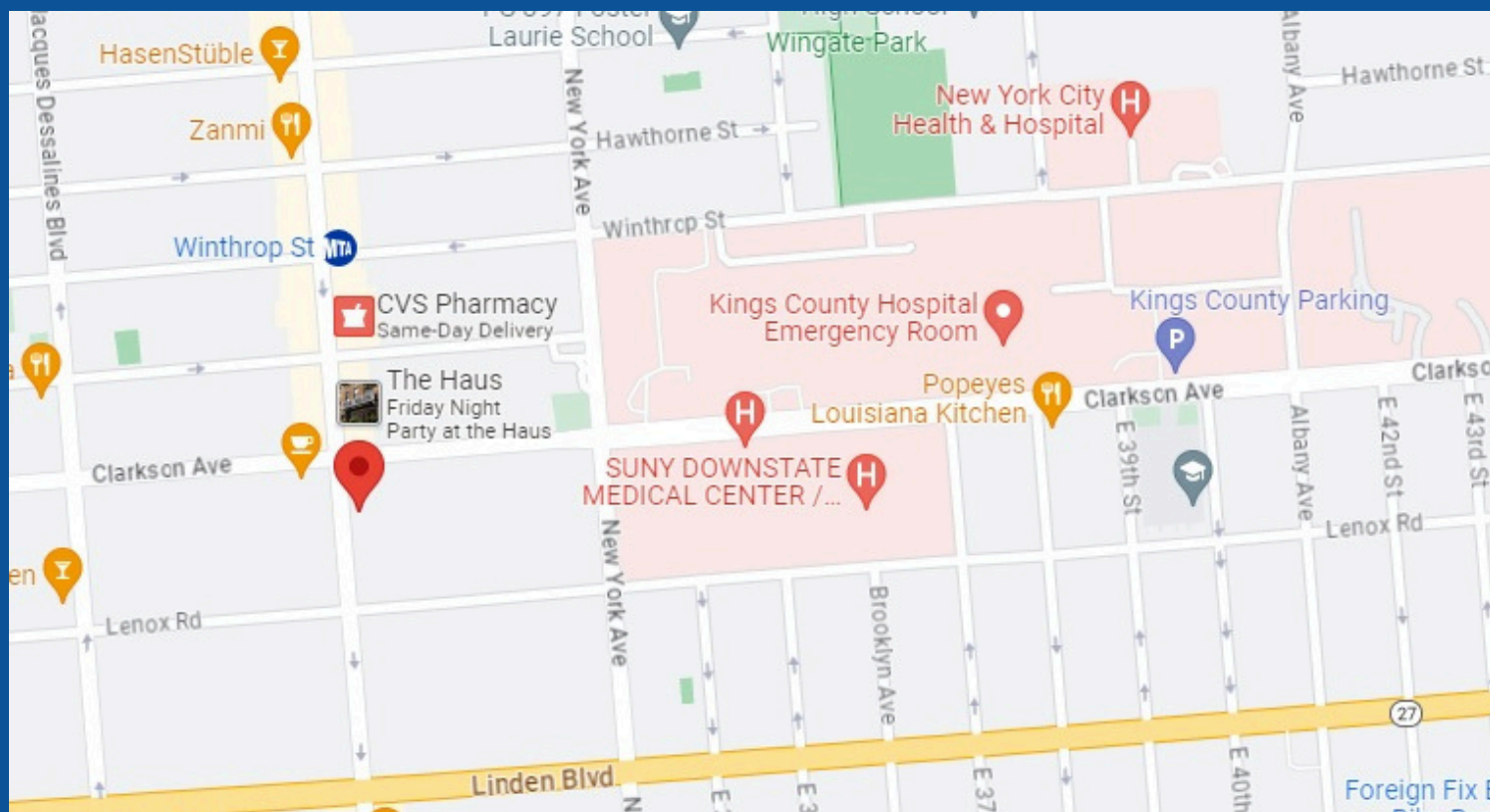
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[MORE PHOTOS](#)

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## STREET VIEW



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