EVERGREEN
REALTY & INVESTMENTS

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CORNER COMMERCIAL SPACE • APPROX. 1,089 SF + 700 SF BASEMENT • READY TO BE CUSTOMIZED



158 EAST 32ND ST

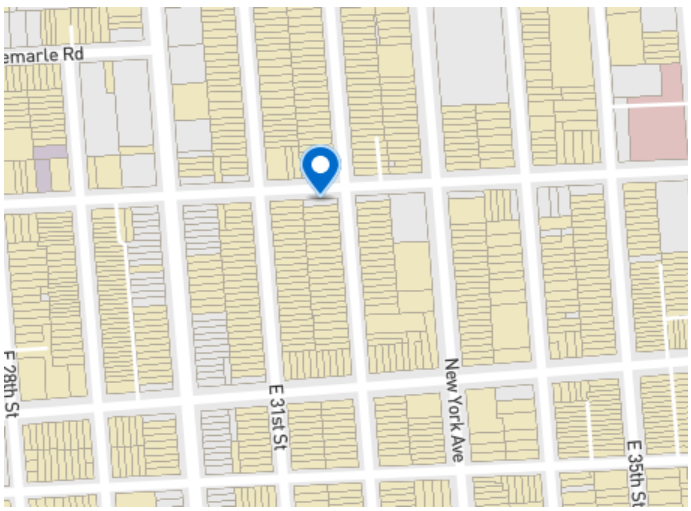
LOCATED BETWEEN TILDEN AVENUE AND BEVERLEY ROAD

- Approx. 1,089 SF ground-floor commercial space + approx. 700 SF basement
- Three separate street entrances
- Prominent corner exposure
- Excellent frontage and visibility
- Open layout, ready to be customized to suit a variety of business needs
- Located in a densely residential neighborhood with a strong built-in customer base
- Limited nearby commercial options, creating an opportunity to serve an underserved local market
- Ideal for businesses seeking a neighborhood-driven, captive customer base
- All uses considered
- Strong potential for retail, service, office, studio, wellness, medical, or community-oriented uses
- Ground floor delivered clean and freshly painted with unfinished concrete flooring
- Basement being improved/boxed out, offering additional space for storage, operations, or ancillary use
- Strong signage and branding potential along the corner frontage
- Flexible configuration with multiple access points
- Rare opportunity to establish a neighborhood destination in an area with limited comparable commercial inventory

EVERGREEN REALTY & INVESTMENTS
LICENSED BROKER
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$3,600/MONTH





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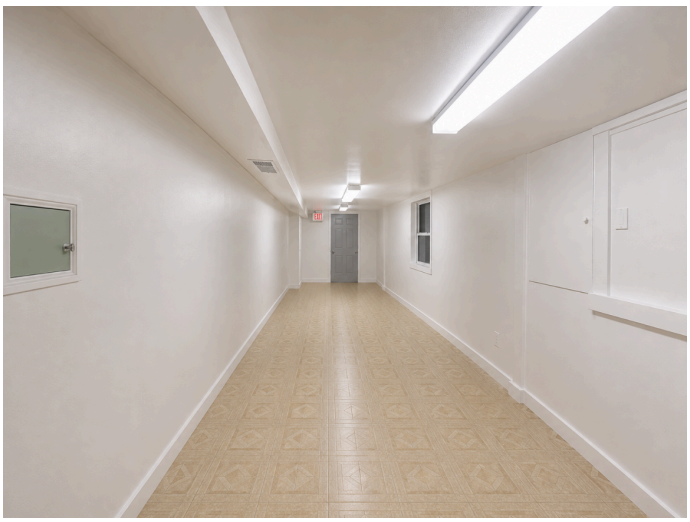












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