

**FOR LEASE**



**385 Avenue X**

**Brooklyn, NY 11223**

Approximately 800 SF (16' x 50') plus Storage Basement

Closed Restaurant

**Metro Commercial & Business Brokers, Inc.**

**[www.metrocbb.com](http://www.metrocbb.com)**

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Located in densely populated middle income neighborhood of Gravesend, Brooklyn, NY. Avenue X is a main shopping main shopping street in the neighborhood featuring banks, supermarkets, post office, numerous restaurants, shops and boutiques. The area is serviced by the Subway (F lines) on McDonald Ave Shell Rd, 86th Street and Ave X five blocks west and a bus stop in front of the premises (B1 Line).



## PROPERTY INFORMATION

Address: 385 Avenue X  
Gravesend, Brooklyn, NY 11223  
Kings County

## RETAIL AVAILABLE

Approximately 800 SF (16' x 50')  
plus basement storage.

## RENT

TBD depending on Tenant Requirements

RE Tax 22/23: \$38,182 per year  
Tenant Responsible for \$7,635 per year (20%)

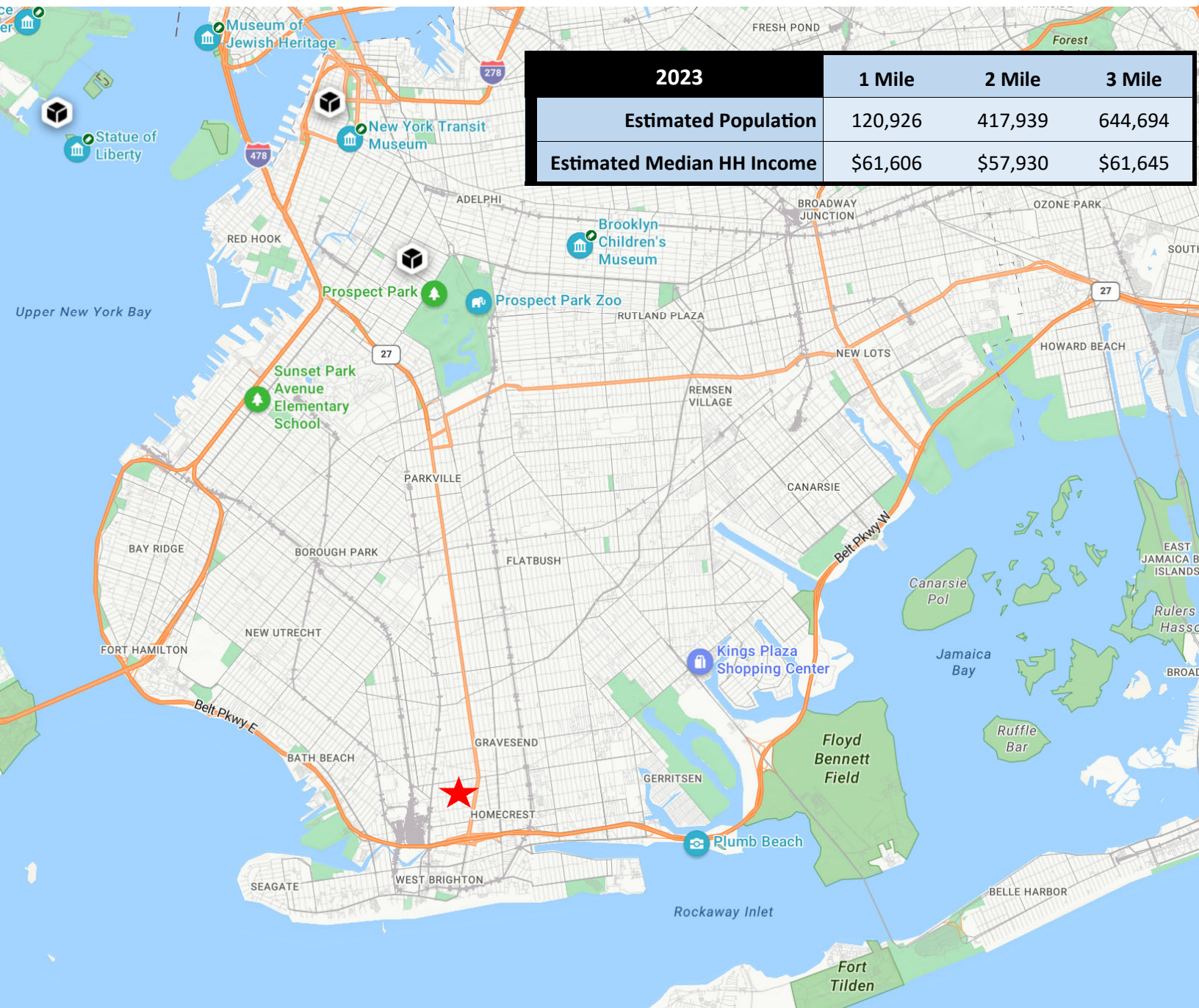
## ZONING

C1-2 In R4

The information contained herein has either been given to us by owner of the property or obtained from sources that we deemed reliable. We have no reasons to doubt its accuracy but we do not guarantee the accuracy of any information provided herein. The value of this prospective investment is dependent upon these estimates and assumptions as well as the investment income, the tax bracket, zoning information and other factors which your tax advisor, architect and legal counsel should evaluate. The prospective buyer should carefully verify each item of income, measurements, zoning and all other information contained herein. We bear no responsibility for misprint or inaccurate information.



Gravesend is a neighborhood in the south-central section of the New York City borough of Brooklyn, on the southwestern edge of Long Island in the U.S. state of New York. It is bounded by the Belt Parkway to the south, Bay Parkway to the west, Avenue P to the north, and Ocean Parkway to the east.



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