

FOR LEASE



900 60th Street SEC 9th Avenue

Sunset Park, Brooklyn, NY 11220

Medical/Office/Retail Space for Lease

New Renovation

1,965 SF up to 10,106 SF

Asking Rent: Upon Request

Metro Commercial & Business Brokers, Inc.

www.metrocbb.com

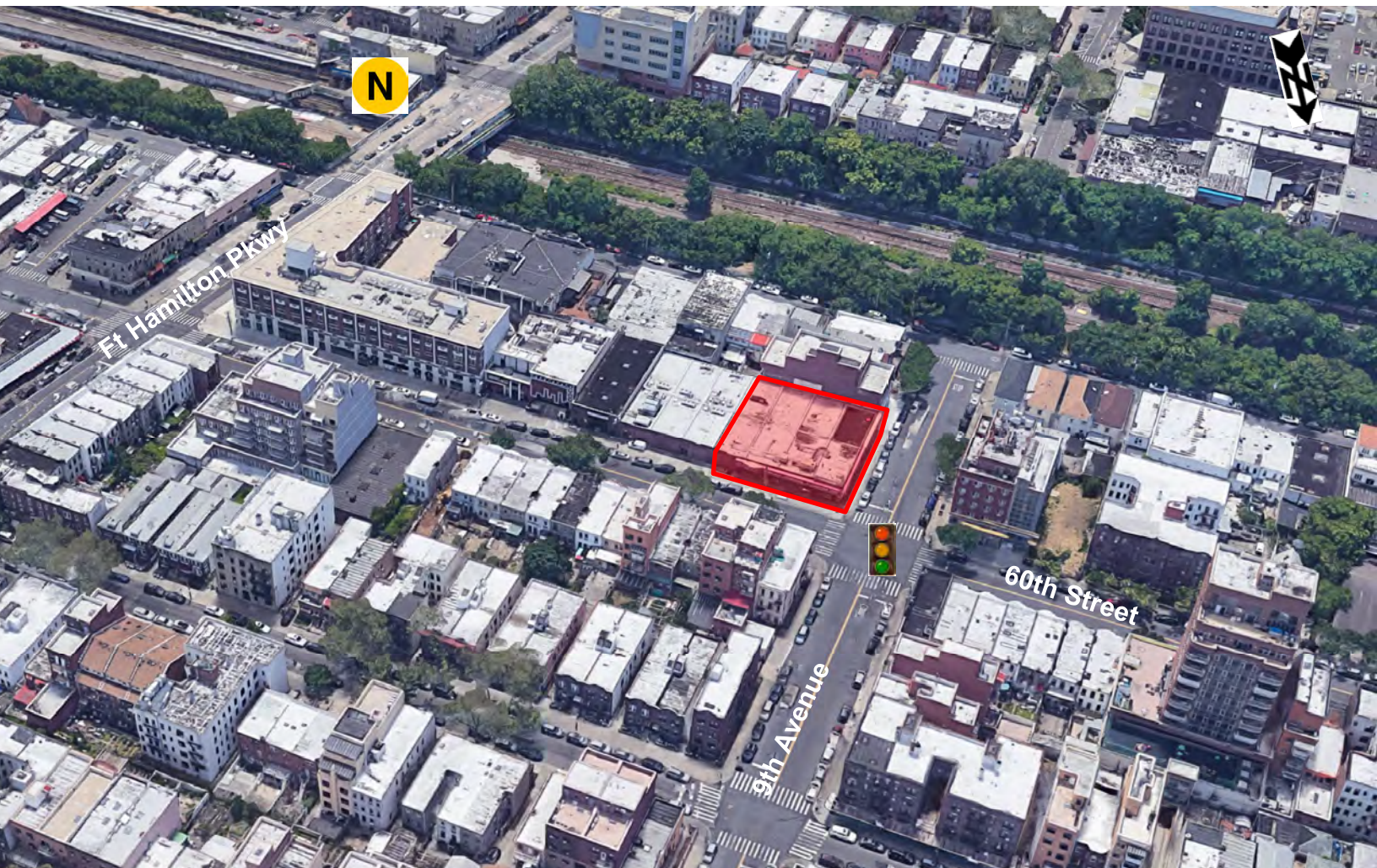
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Multicultural Sunset Park is known for both a booming Chinatown, with shopping and restaurants on nearby 8th Ave and a diverse Latino community. The area is serviced by the Ft Hamilton Subway stop just one block from the site, the 8th Avenue Subway stop at 62nd St (N Lines) and the 59st Subway Stop on 4th Ave (N and R Lines). Additionally the area is serviced by numerous bus lines (B9, B11, B70, & B16).



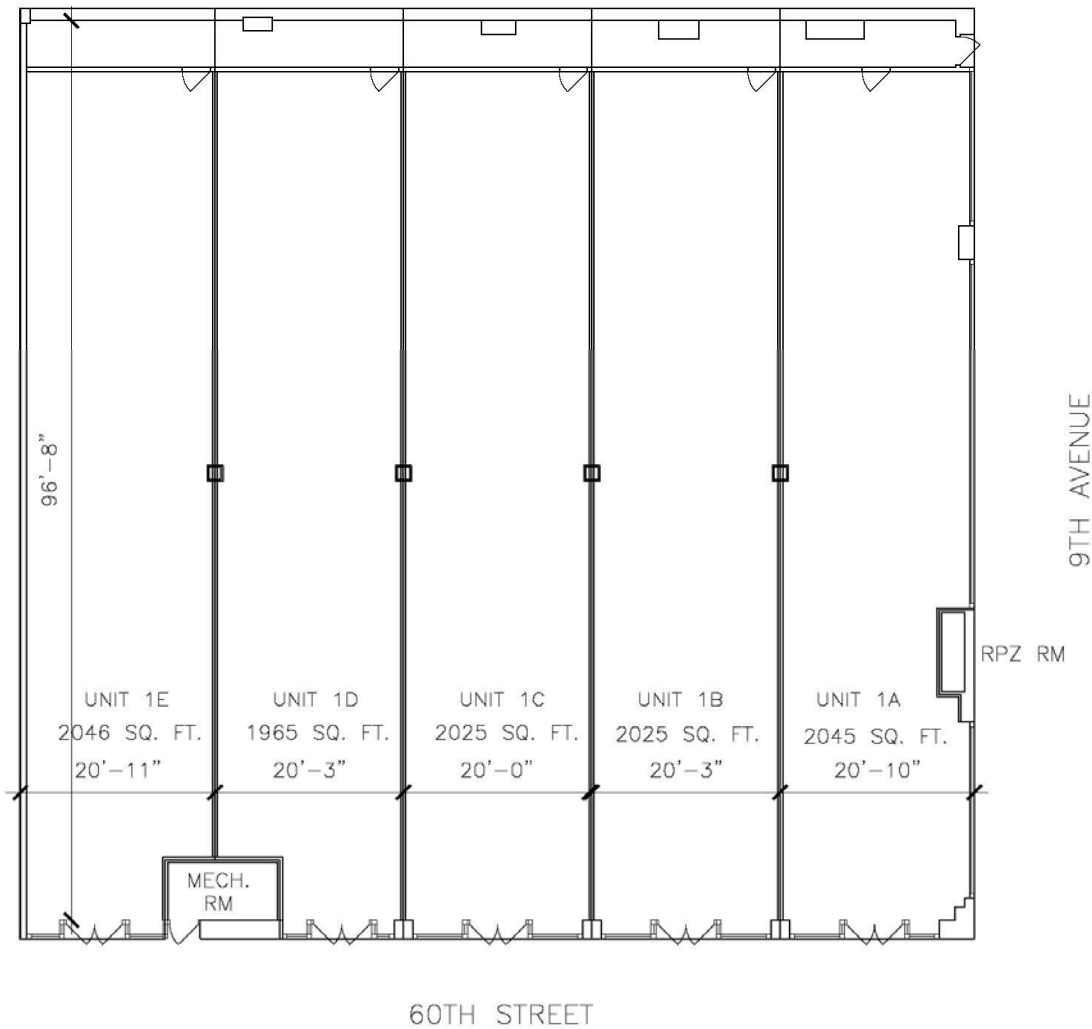
Ft Hamilton Pkwy
 Ridership: 969,978
 Newly Renovated



8th Ave Stop
 Ridership: 3,700,661

2020	1 Mile	2 Mile	3 Mile
Estimated Population	176,951	437,061	786,053
Estimated Average HH Income	\$79,511	\$91,852	\$96,736

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.



PROPERTY INFORMATION

Address: 900 60th Street SEC 9th Avenue
Sunset Park, Brooklyn, NY 11220

Block/Lot: 5715/6

Lot Dimensions: 180' x 100' (18,000SF)

Gross Building Area: 18,000 SF

ZONING

M1-1
FAR Commercial 1.00
Community Facility 2.4

AVAILABLE

1A 2,045 SF Corner

1B 2,025 SF

1C 2,025 SF

1D 1,965 SF

1E 2,046 SF

NO Basement

Can Be Combined up to 10,106 SF
Available 1st Quarter 2022

RE Tax approximately \$4.00 per SF

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