

THREE POINT REAL ESTATE

500 4th Avenue

GOWANUS, BROOKLYN 11215



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DETAILS

PROPERTY CLASS:	RETAIL CONDO
GROSS SF:	2,056 SF
STATUS:	OWNER-OCCUPIED PHARMACY
DELIVERY OF SPACE:	LEASEBACK OR VACANT
ZONING:	R6B/C4-4D

FINANCIALS

LEASEBACK RENT:	\$14,000 MONTH
ANNUAL RENT:	\$168,000
RE TAXES:	\$29,568.16
INSURANCE:	\$3,200
ANNUAL CAM:	\$2,021.04

HIGHLIGHTS

- Prime 4th Avenue Frontage
- Gowanus/Park Slope Border
- Surrounded by new residential developments
- Steps from Gowanus & Park Slope cafes, dining, retail, medical
- Two-Blocks from **F G R** trains at 9th St. 4th Ave.
- Close to: Prospect Park, Whole Foods, Methodist, Industry City, Barclays

ASKING PRICE: \$2,175,000

For Further Information, Please Contact:

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