

THREE POINT REAL ESTATE

Bracci Fence & Ironworks

FOR SALE OR LEASE | EAST FLATBUSH, BROOKLYN 11203



THREE POINT REAL ESTATE



1440 UTICA AVENUE | 995 EAST 49TH STREET | 4902-4912 FARRAGUT ROAD NEIGHBORING RETAILERS

COMBINED LOT DIMENSIONS: 221.85' x 169.09'

ZONING: M1-1

COMBINED LOT SQ.FT: 41,329 SQ.FT.

COMBINED RE TAXES: \$98,817.04

TOTAL BUILDINGS ON SITE: 6

ASKING SALE PRICE: \$11,500,000

TOTAL BUILDINGS SQ.FT: 23,000

OWNER FINANCING: AVAILABLE

CEILING HEIGHTS: 12'-24'

ASKING LEASE PRICE: \$25 SQ.FT.



For Further Information, Please Contact:

Stephen Safina | Principal Broker

O: 718-635-0712 | C: 516-643-0161

E: ssafina@threepointre.com

All information contained herein was provided by or obtained from the owner of the property or from sources that we deem reliable. Though we have no reason to doubt the validity of the information, we do not warrant any information disclosed. It is strongly urged that the prospective tenant/purchaser carefully verify each item of size, RE Taxes, permitted legal use, and other information presented herein. Please note that all square footage and measurements are approximate.

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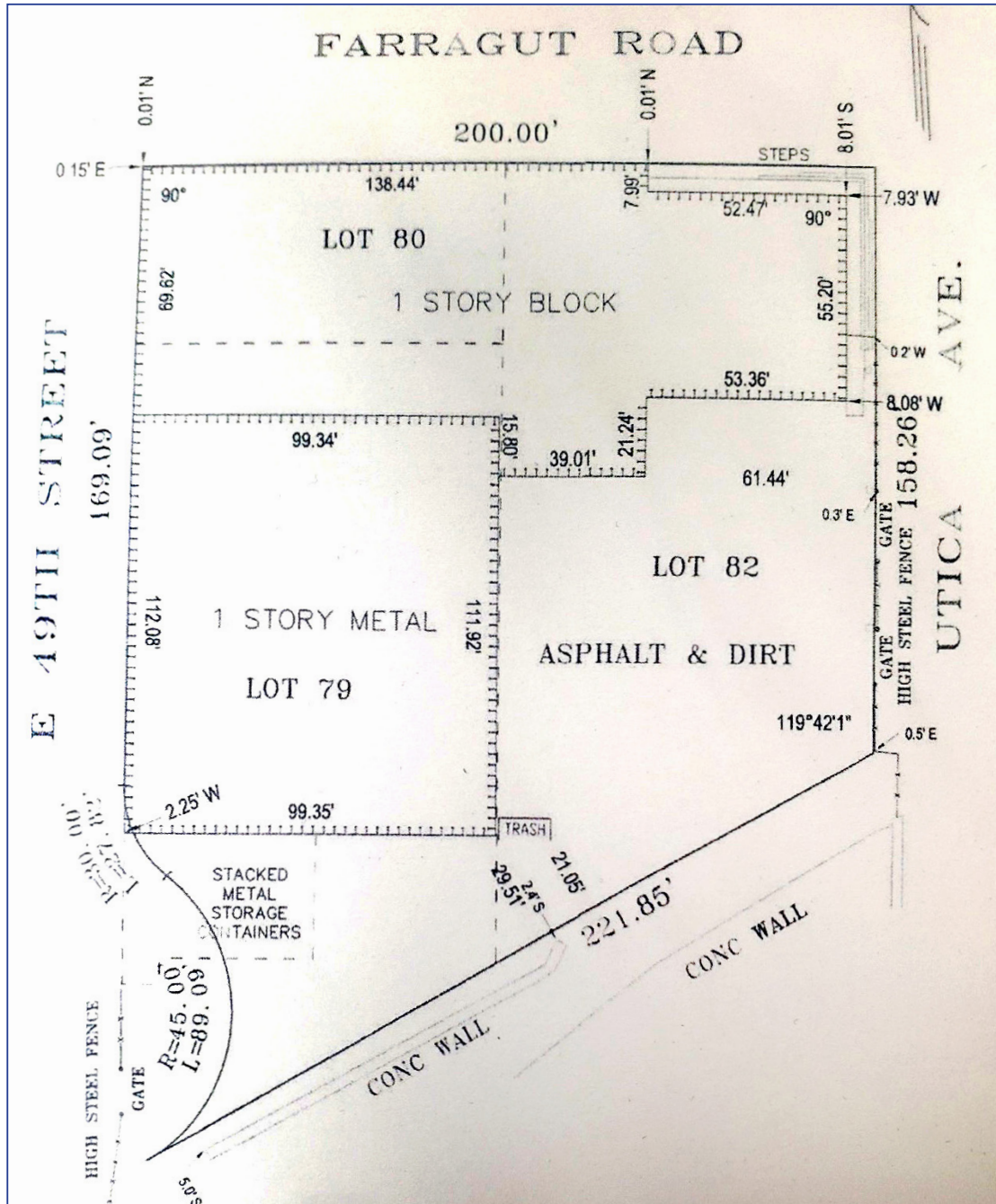
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SURVEY



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