

5320 3RD AVENUE

BROOKLYN, NY 11220

FOR SALE | Industrial Property

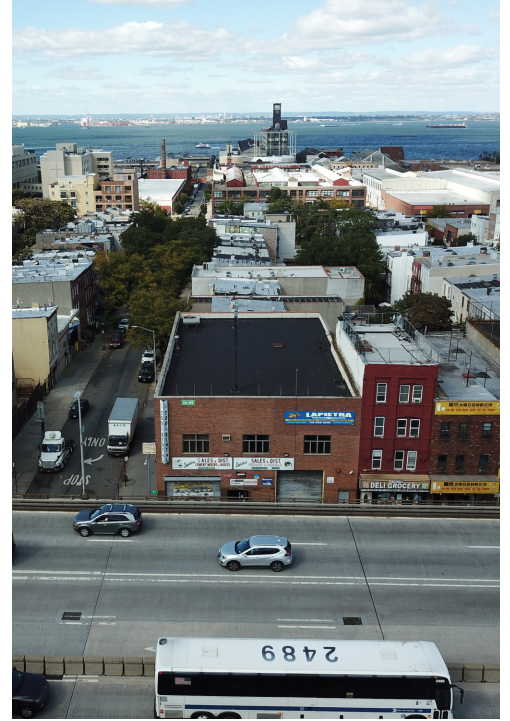


CORNER WAREHOUSE

SUNSET PARK

DELIVERED VACANT

OWNER USER OPPORTUNITY



SUBJECT TO OFFER

PROPERTY INFORMATION

APN:	BK-813-47
Lot Dimensions:	60.17x100
Lot Area (SF):	7,770
Building Dimensions:	60 x 100
Building Size (SF):	12,000
Stories:	2
Units:	2
Zoning:	M1-2D
FAR:	1.99
Buildable Square Footage:	12,034
RE Assessment (20/21)	\$598,320
RE Taxes (20/21):	\$63,984

PROPERTY DESCRIPTION

5320 3rd Avenue is a 12,000 square foot, two-story warehouse on the corner of 54th Street and 3rd Avenue in Sunset Park, Brooklyn. The property has been operating as a contractors equipment sales showroom on the ground floor, and the second floor has been used for office space and storage. The owner has occupied the entire building for over 30 years, and will be delivering the space vacant.

PROPERTY HIGHLIGHTS

- Prime Sunset Park corner one avenue over from NYU Langone's Sunset Park campus
- 13' 6" ceiling heights on ground and second floor
- Basement is 3,500 square feet with 8' 5" ceiling height
- Two (2) loading docks
- Community facility FAR of 4.8 allows for total buildable of 28,881 square feet
- Electrical capacity is 400 amps

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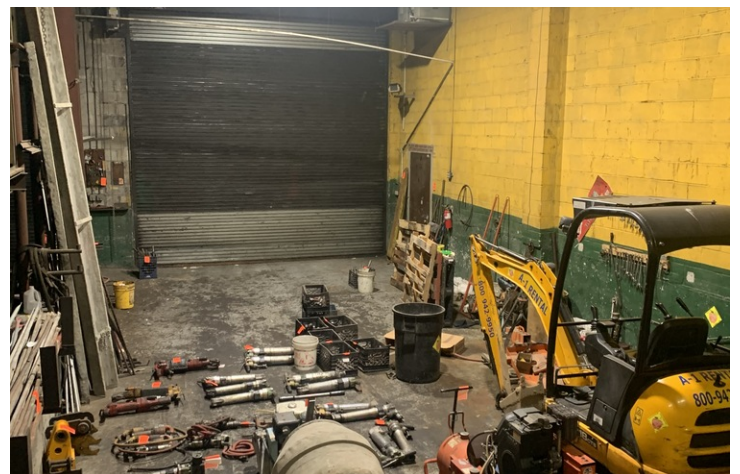
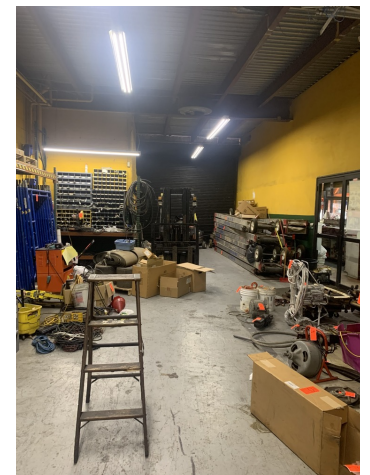
REAL ESTATE
ADVISORS

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