



1500 Ralph Avenue Brooklyn, NY

Retail Conversion Site w/ Air Rights For Sale

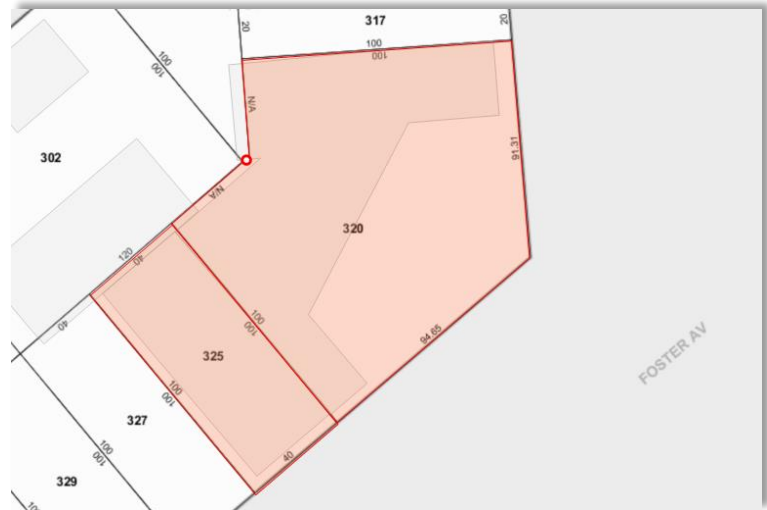
Bid Deadline: Wednesday – March 8th

FOR SALE

Property Features	
Location	The subject property is located on the northwest corner of Ralph Avenue and Foster Avenue
Block / Lot	7932 / 320 & 325
Lot SF	17,750 (Approx.)
Frontage	135' on Foster Avenue (Approx.) 91' on Ralph Avenue (Approx.)
Existing Structure SF	12,661 (Approx.)
Units	4
Zoning	M1-1
FAR	1.00
BSF	17,750
Assessment (16/17):	\$446,579
Taxes (16/17):	\$47,221

Property Highlights

Cushman & Wakefield has been retained on an exclusive basis to sell this large corner property fronting both Ralph Avenue and Foster Avenue in East Flatbush, Brooklyn. The site is situated in a heavily trafficked area with a 4-way stop light that further highlights the property's retail conversion opportunity. There are four tenants currently occupying the lot, however the entire property will be free of leases come December 2017.



Current Tenants			
Unit	Type	Lease Expiration	Unit Sq. Ft.
Jess's Auto Repair	Garage	December-17	3,661
P Auto Body	Garage	December-17	3,000
Fish Eye Bar & Grill	Restaurant	Month - Month	4,000
Warehouse	Storage	Month - Month	2,000
Totals			12,661

Asking Price: \$5,250,000

For More Information, Please Contact:

Edward Gevinski
Senior Director
718 307 6502
edward.gevinski@cushwake.com

Brian Streilein
Director
718 307 6505
brian.streilein@cushwake.com

Salvatore Falcone
Associate
718 307 6503
salvatore.falcone@cushwake.com

Cushman & Wakefield
1 Pierrepont Plaza Suite 902
Brooklyn, NY 11201
phone: +1 718 238 8999
nyinvestmentsales.com