

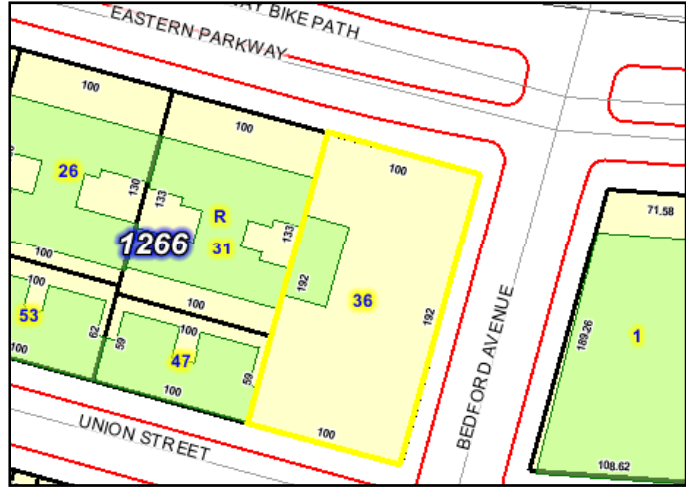
Retail / Development Site For Sale

1550 Bedford Avenue

Crown Heights / Lefferts Gardens Brooklyn, NY 11225



Block & Lot:	1266 / 36
Zoning:	C8-2
FAR:	2.00
Existing Structure:	3,285 SF
Lot Dimensions:	192' x 100' (Approx.)
Lot SF:	19,200 (Approx)
Buildable SF:	38,400 (Approx.)
Building Dimensions:	30' x 55' (Irregular)
Real Estate Taxes:	\$34,166 ('12 / '13)



Property Description

First round bids due May 30, 2013. Massey Knakal has been retained on an exclusive basis to sell this prime retail development property located on the corner of two high volume arterial roads: Bedford Avenue and Eastern Parkway. The subject property is currently being used as a gas station, but has substantial development potential, with up to 38,400 square feet of buildable space. The Manhattan-bound 2,3,4,5 trains are within an avenue away, offering convenient east and west side access within 25 minutes. Prospect Park, the Brooklyn Museum, and the Brooklyn Botanic Garden are also within two avenues. Take advantage of this unique opportunity to purchase property with tremendous upside attributed to development potential and increasing neighborhood exposure.

Price: Accepting Offers

For complete offering information or inspection, please contact Exclusive Agents:

Michael Amirkhanian

Director of Sales

mamirkhanian@masseyknakal.com

Tel: (718) 606-7073

Edward Gevinski

Director of Sales

egevinski@masseyknakal.com

Tel: (718) 307-6502

The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy but we do not guarantee it. All zoning, buildable footages and uses must be independently verified. Vacancy factors used herein are an arbitrary percentage used only as an example. It does not necessarily relate to actual vacancy, if any. The value of this investment is dependent upon these estimates and assumptions made above, as well as the investment income, the tax bracket, and other factors which your tax advisor and/or legal counsel should evaluate. THE PROSPECTIVE BUYER SHOULD CAREFULLY VERIFY EACH ITEM OF INCOME, AND ALL OTHER INFORMATION HEREIN.

205 Montague Street • Third Floor • Brooklyn, NY 11201 • 718.238.8999 • Fax 718.238.6091

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