



For Sale: Vacant Borough Park Warehouse Opportunity

1211 38th Street, Brooklyn, NY 11218

Asking: \$1,499,999



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All information furnished herein is deemed reliable, however it is submitted subject to errors, omissions, change of terms and conditions, prior sale, or withdrawal without notice. We do not represent or guarantee the accuracy of any information contained herein and we are not liable for any reliance thereon. Thus, any prospective purchaser should independently verify all items deemed relevant to its due diligence inquiry with respect to the property, notwithstanding that the sender believes the information to be true and/or reasonable.



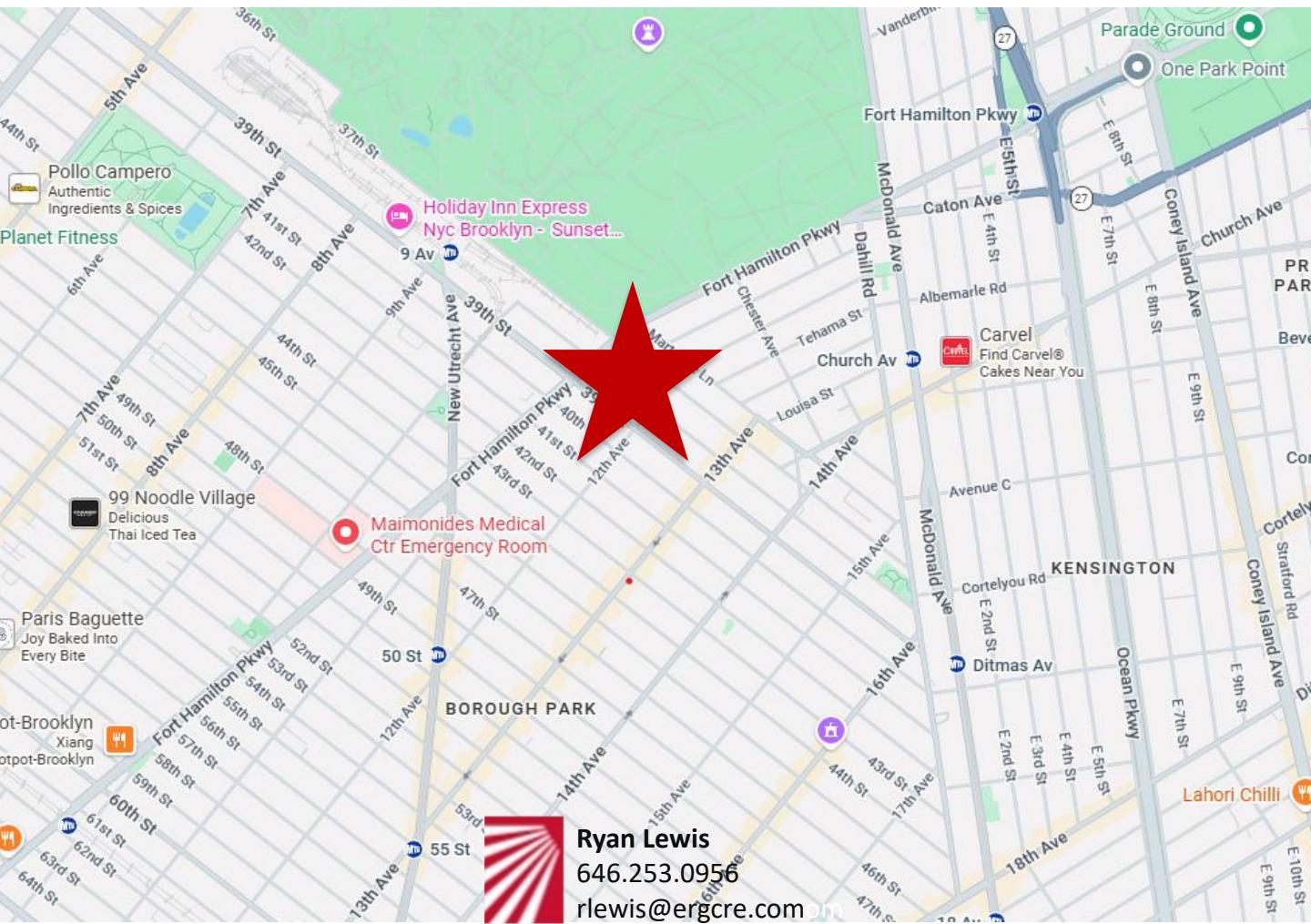
COMMERCIAL REAL ESTATE

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PROPERTY NARRATIVE

1211 38th Street Brooklyn, NY 11218 is a vacant 1,808sf industrial building located mid block on 38th Street between 12th and 13th Avenue in premier neighborhood of Borough Park, Brooklyn. The warehouse is 20ft x 90ft with 16ft ceilings as well as equipped with a loading dock overhead door to allow vehicle access for loading and unloading materials. Property is currently zoned M1-2 with a R6B overlay for potential future development. The property sits adjacent to the 102,000sf newly constructed Sterling Banquet Hall. Building is located in the heart of Brooklyn allowing easy access throughout Brooklyn. Property is within walking distance of the D,F,R and W subway Lines.



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- Located in Premier neighborhood Borough Park
- Vacant Warehouse/ Owner Occupied Opportunity
- 1,808sf with 20 feet of Frontage
- 16ft Ceiling with Loading Dock Overhead Door to allow vehicle access into the building
- Located Midblock between 12th and 13th Avenue
- Short distance from main transportation to allow easy access throughout Brooklyn
- Walking distance to D,F,R,W subway lines

Location:	Brooklyn	Neighborhood	Borough Park
Block-Lot:	05295-0070	Zoning:	M1-2/R6B
Building SF:	1,808 SF	Lot SF:	1,808 SF
Stories:	1	Year Built:	1931
Commercial Units:	1	Taxes:	\$14,586

