



# For Sale: Vacant Borough Park Industrial Lot & Building

1417 63<sup>rd</sup> Street, Brooklyn, NY 11219

## Asking: \$1,799,999



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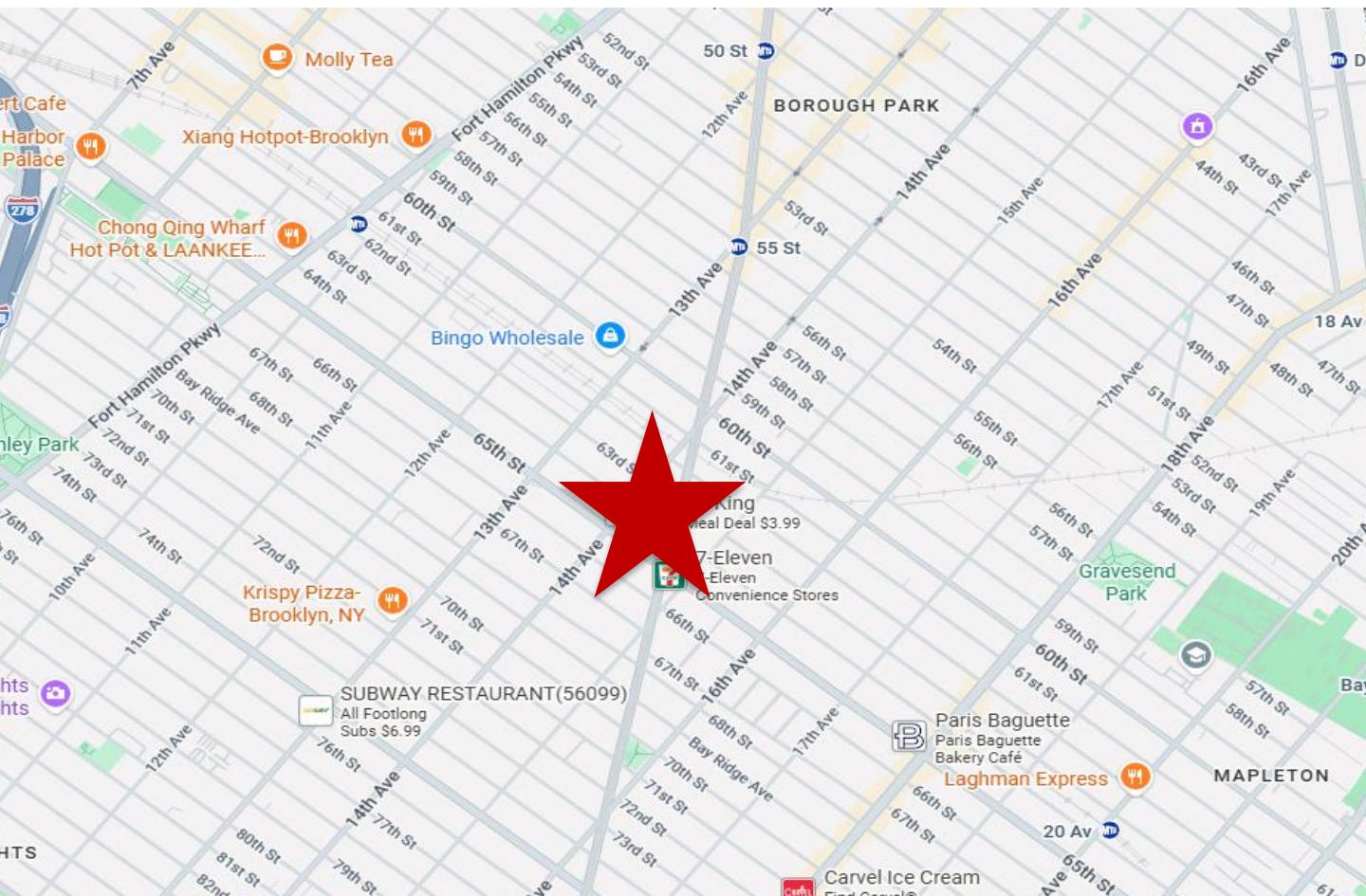
COMMERCIAL REAL ESTATE

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## PROPERTY NARRATIVE

1417 63<sup>rd</sup> Street Brooklyn, NY consists of a 1,232sf industrial building on a 5,047sf lot located mid block between New Utrecht Avenue and 14<sup>th</sup> Avenue in the premier neighborhood of Borough Park. The 40 ft x 112 ft lot industrial lot is a M1-1 zoning allowing for industrial use with ample vehicle parking/ outdoor storage. The property is already equipped a curb cut and front vehicle gate for added security. The property is located just off the corner of main retail corridor of New Utrecht Avenue and current sits directly across from a brand-new NYC school that is currently being built. The property is short distance to main transportation such as the D,R,W, and N subway lines.



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- Located in Premier neighborhood Borough Park
- Vacant Lot / industrial building
- 5,047 Sf lot with 1,232sf industrial building
- 40 ft x 112 ft with able vehicle parking and gate
- Located Midblock between 14<sup>th</sup> Avenue and New Utrecht Ave
- Directly across from newly building NYC School
- Short distance to D,R,W, and N Subway lines

Location:	<b>Brooklyn</b>	Neighborhood	<b>Borough Park</b>
Block-Lot:	<b>05734-0018</b>	Zoning:	<b>M1-1</b>
Building SF:	<b>1,232 SF</b>	Lot SF:	<b>5,047SF</b>
Stories:	<b>1</b>	Year Built:	<b>1960</b>
Commercial Units:	<b>1</b>	Taxes:	<b>\$19,321</b>

