

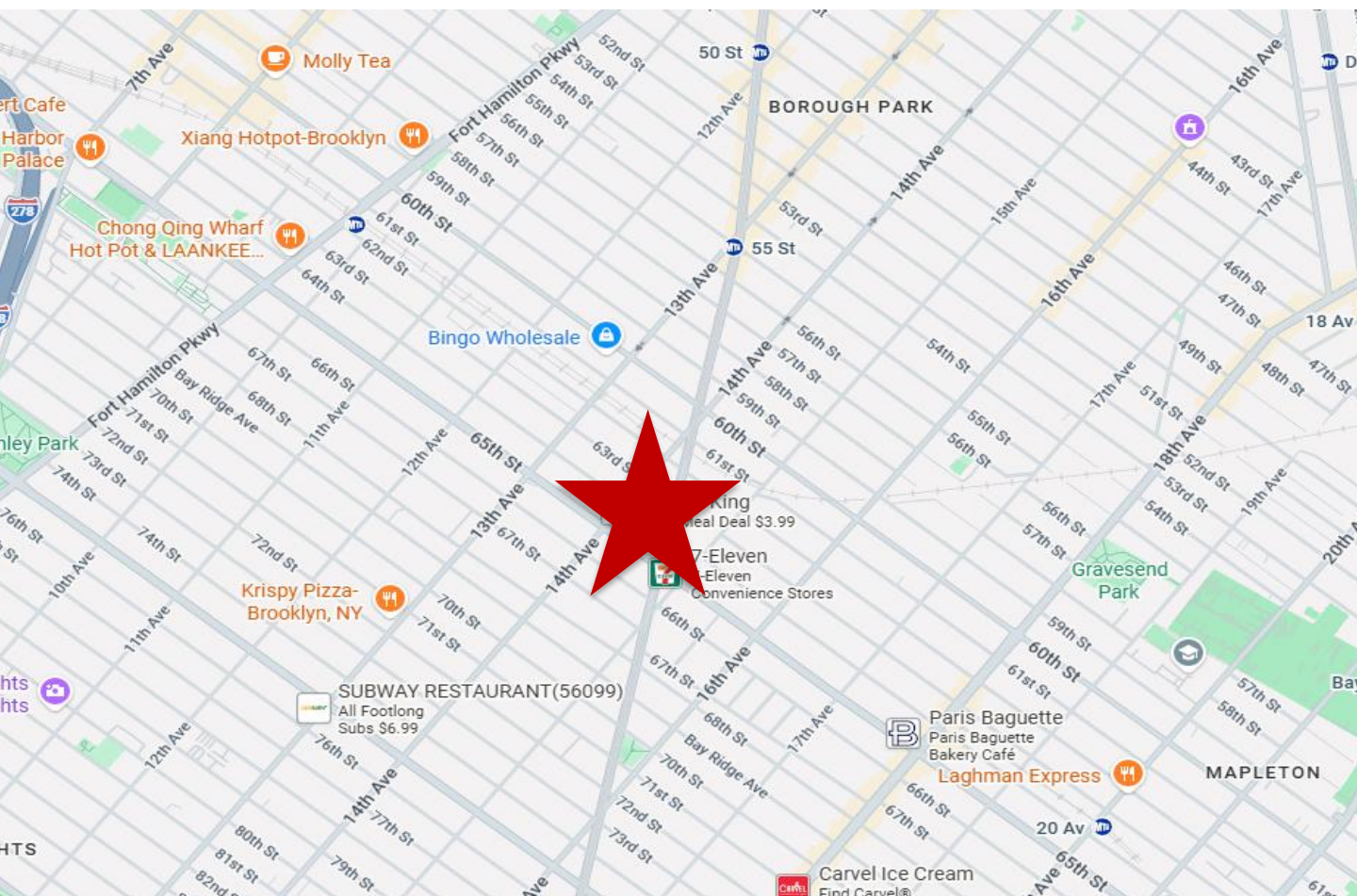
Asking: \$1,799,999



Ryan Lewis
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PROPERTY NARRATIVE

1417 63rd Street Brooklyn, NY consists of a 1,232sf industrial building on a 5,047sf lot located mid block between New Utrecht Avenue and 14th 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.



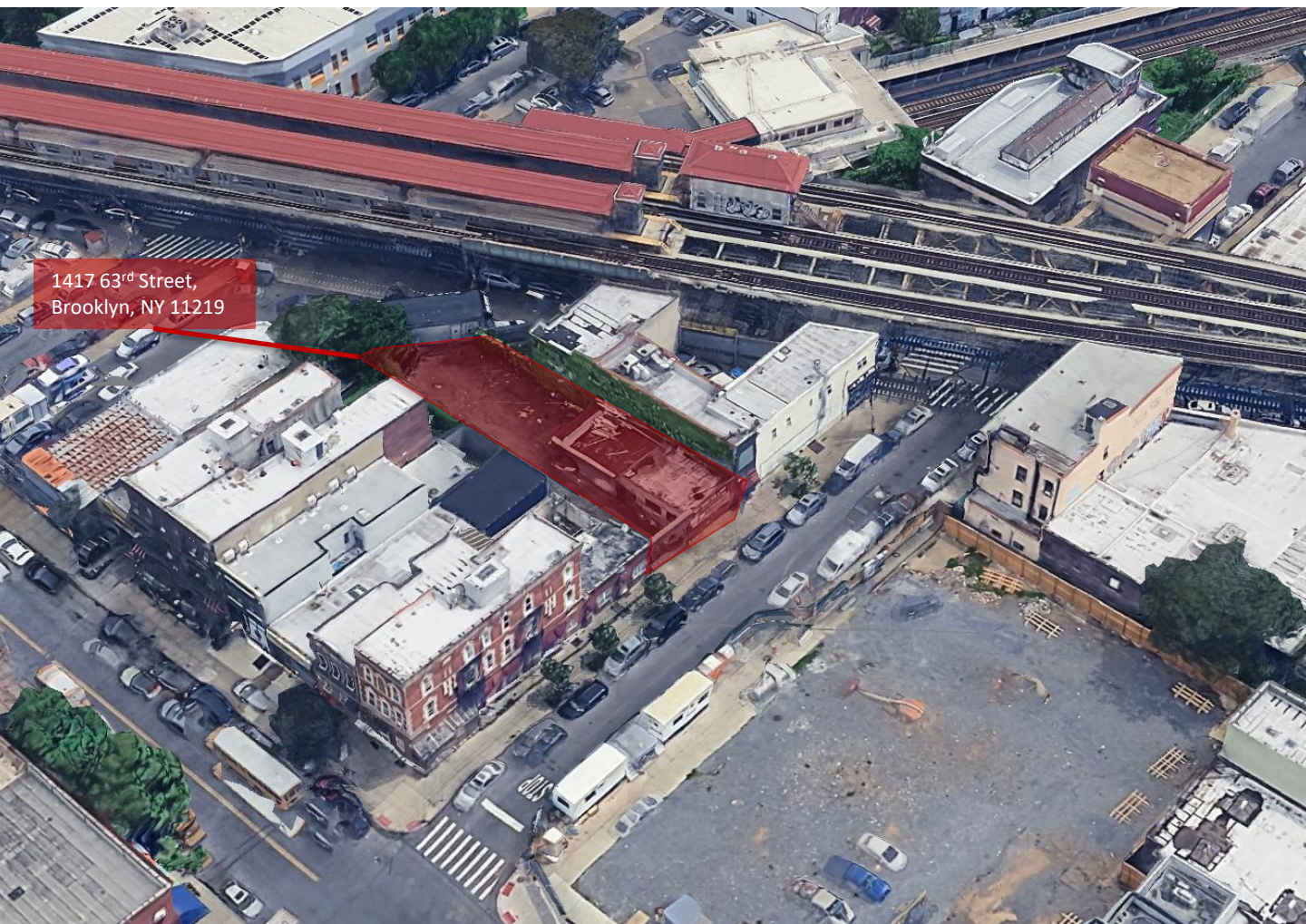
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For Sale: Vacant Borough Park Industrial Lot & Building

1417 63rd Street, Brooklyn, NY 11219

- 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 14th Avenue and New Utrecht Ave
- Directly across from newly building NYC School
- Short distance to D,R,W, and N Subway lines

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



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Brooklyn, NY 11219