

Alan Bernstein Realty Services

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Commercial, Industrial, Investment Properties/Sales, Leasing, Management

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Property for Sale or NNN Lease

Property Details

Address: 2525 Tilden Avenue, Brooklyn, NY 11226

Asking \$3,600,000; \$8/sf

Block & Lot	5128/29
Building Size	50 x 112 (First Fl)
	50 x 90 (Floors 2-6)
Total	40,440 SF; 380,010 CF
Lot Dimensions	75 x 200
Lot Size	15,000 sf
FAR	2.43
Zoning	R6
C of O	Moving & Storage
Building Class	E1
Year Built	1923
Number of stories	6
Elevators	Large Freight (8' x 16.5')
Antennas	\$96,000/yr income
Total Lot Size	15,000

Six story warehouse building is in very good condition throughout and ready for as of right residential conversion. Wireless antennas are located on the roof of the building and currently producing rent. Lease can be sold for \$6-900,000.

This is a quiet residential street with little traffic and good access to the shopping and cultural activities on Flatbush Avenue. The area is experiencing a significant amount of new residential as well as commercial development.

We see this as an excellent opportunity for low, middle income or not for profit use.

