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ABRS Exclusive

6 Contiguous Buildings for Sale or Lease

NE Corner

Fort Hamilton Parkway & 39th Street, Brooklyn, NY 11218

For Sale or For Lease

Asking \$3,750,000 for Sale; \$20-22/sf Retail Lease

	3818 Ft Hamilton	3820 Ft Hamilton	3822 Ft Hamilton	1091 39 Street	1073 39 Street	1071 39 Street
<i>Block & Lot:</i>	5288-49	5288-50	5288-51	5288-52	5288-54	5288-55
<i>Building Size:</i>	3,000	2,703	2,862	3,725	2,670	3,000
<i>Lot Size:</i>	1,691	1,513	1,480	1,675	3,090	1,903
<i>Zoning:</i>	M1-2	M1-2	M1-2	M1-2	M1-2	M1-2
<i>Building Class:</i>	S2	K9	K9	K9	K1	K9
<i>Floors:</i>	3	3	3	3	1	3
<i>FAR as built:</i>	1.77	1.79	1.93	2.22	.86	1.58
<i>Allowable FAR:</i>	2	2	2	2	2	2
<i>Add'l Buildable</i>	389	318	103	-	3522	799
<i>2011 Taxes</i>	3272	11,072	14,544	18,954	18,063	12,292
<i>Total Taxes</i>	\$78,197					

Totals: Lot Area: 11,352 sq. ft. Add'l. Buildable: 5,131 sq. ft.

Asking Price: \$3,750,000

For Lease: \$20/sf

Description: 6 contiguous properties built as mixed use on Kensington/Boro Park corner offers approximately 9000 sq. ft. of existing retail plus vacant space on the floors above that can be rehabbed for residential (valid c of o's for that purpose) or leased as office space. There is additional potential of another 5000 sf for expansion. Fantastic location for use or development.

