

Owner/User Opportunity

Two Contiguous Mixed-Use Buildings

156-160 17th Street

MASSEY KNAKAL

Realty Services

FOR SALE



156-160 17th Street, South Slope, Brooklyn

ASKING PRICE:

\$2,900,000

The subject offering is located on the south side of 17th Street between 3rd and 4th Avenues in South Slope, Brooklyn. The property comprises two contiguous mixed-use buildings, consisting of 2 commercial spaces and 2 residential apartments. In total, the buildings consist of approximately 10,000 square feet. The property features approximately 60' of frontage, curb cuts, large ceilings and additional development rights.

Presently, approximately 5,500 square feet of ground floor space is currently occupied by an owner-user (delivered vacant), while an additional 2,700 square feet of ground floor and office space is occupied by the Park Slope Volunteer Ambulance Corps. In addition, there are two free-market residential apartments (2BR & 3BR) both on month-to-month leases.

EXCLUSIVE OFFERING

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OWNER/USER OPPORTUNITY - FOR SALE

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Realty Services

NEW YORK CITY'S #1 BUILDING SALES FIRM

156-160 17th Street:

The building is located in the rare M1-2D zoning district and benefits from the ability to develop as-of-right residential and/or commercial. In total, the property benefits from approximately 14,000 buildable square feet.

The property is conveniently located one-block from the R subway line (Prospect Avenue), as well as just one block from the entrance to the Brooklyn Queens Expressway and Prospect Expressway.

FOR MORE INFORMATION ABOUT THESE LISTINGS, PLEASE CONTACT:

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The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy but we do not guarantee it. All zoning, buildable footages and uses must be independently verified. Vacancy factors used herein are an arbitrary percentage used only as an example. It does not necessarily relate to actual vacancy. If any. The value of this investment is dependant upon these estimates and assumptions made above, as well as the investment income, the tax bracket, and other factors which your tax advisor and/or legal counsel should evaluate. THE PROSPECTIVE BUYER SHOULD CAREFULLY VERIFY EACH ITEM OF INCOME, AND ALL OTHER INFORMATION HEREIN.

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