



9 53RD STREET
BROOKLYN, NY 11232

FOR
SUBLEASE
Just Renovated!

~ 6,700 SF 1-Story Bldg in Sunset Park

MAJOR
PRICE DROP!



PROPERTY INFORMATION

LOCATION	On 53rd Street
BLOCK / LOT	803 / 67
BUILDING SIZE	6,667
LOT SIZE	0.15 AC
ZONING	M3-1

NOW SLASHED TO **\$23** PSF GROSS

► **LOWEST PRICE IN SUNSET PARK!**

(Available for sublease until June 30, 2033)

HIGHLIGHTS

- 16' CEILINGS
- 13' WIDE OVERHEAD DOOR
- HEAVY ELECTRIC POWER
- GAS RADIANT HEAT
- COLUMNS (18' TO 20' APART)
- PARKING SPOT
- 1 BATHROOM
- SMALL OFFICE
- NO FLOOR DRAINS
- SPRINKLERED

For complete offering information or inspection, please contact exclusive broker:

LEON LIPO
LLIPO@CTNYC.COM
646-942-4172

97-77 QUEENS BLVD SUITE 1120, REGO PARK, NY 11374 • 718-937-8100 • WWW.CTNYC.COM

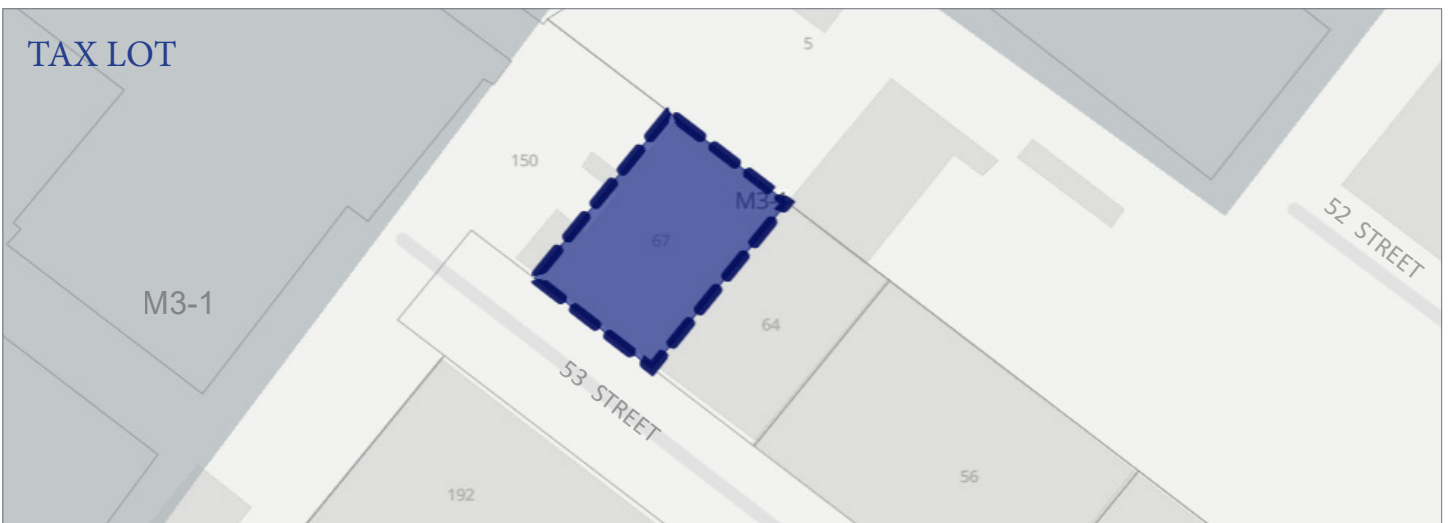
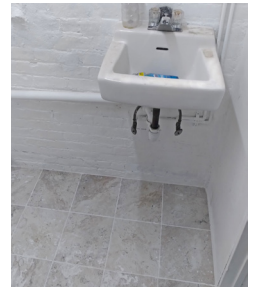
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TRANSPORTATION

TRANSIT/SUBWAY

53 Street		12 min walk	1.0 mi
59 Street (N,R Line)		18 min walk	1.4 mi
45 Street		20 min walk	1.0 mi
Bay Ridge Avenue		3 min drive	1.4 mi
36 Street (D,M,N,R Line)		4 min drive	1.4 mi

COMMUTER RAIL

Atlantic Terminal		12 min drive	4.3 mi
Clifton		13 min drive	7.2 mi
Stapleton		16 min drive	7.9 mi
Tompkinsville		18 min drive	8.5 mi
St George		20 min drive	9.1 mi

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