

THREE POINT REAL ESTATE

# 63 Adelphi Street

FORT GREENE, BROOKLYN 11205



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## DETAILS

<b>PROPERTY:</b>	Vacant 1-Story Retail Building
<b>BUILDING SIZE:</b>	1,400 SF
<b>LOT SIZE:</b>	2,776 SF
<b>LOT DIMENSIONS:</b>	38' x 100' (Irregular)
<b>ZONING:</b>	R5B
<b>RESIDENTIAL BUILDABLE:</b>	±3,748 BSF
<b>COMMUNITY FACILITY:</b>	±5,552 BSF
<b>REAL ESTATE TAXES:</b>	\$13,821

## HIGHLIGHTS

- Fully Serviced 1,400 SF Vacant 1-Story Retail Building
- 13' Ceilings; 1.5" Gas Line; 200 Amp Power
- Curb Cut with On-Site Driveway
- Corner Property with Park Ave Visibility
- Development or End-User Opportunity
- One Block from Myrtle Ave Retail Corridor
- Close to Brooklyn Navy Yard and BQE Access
- A/C at Lafayette Avenue; G at Clinton-Washington

**ASKING PRICE: \$1,500,000**

For Further Information, Please Contact:

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