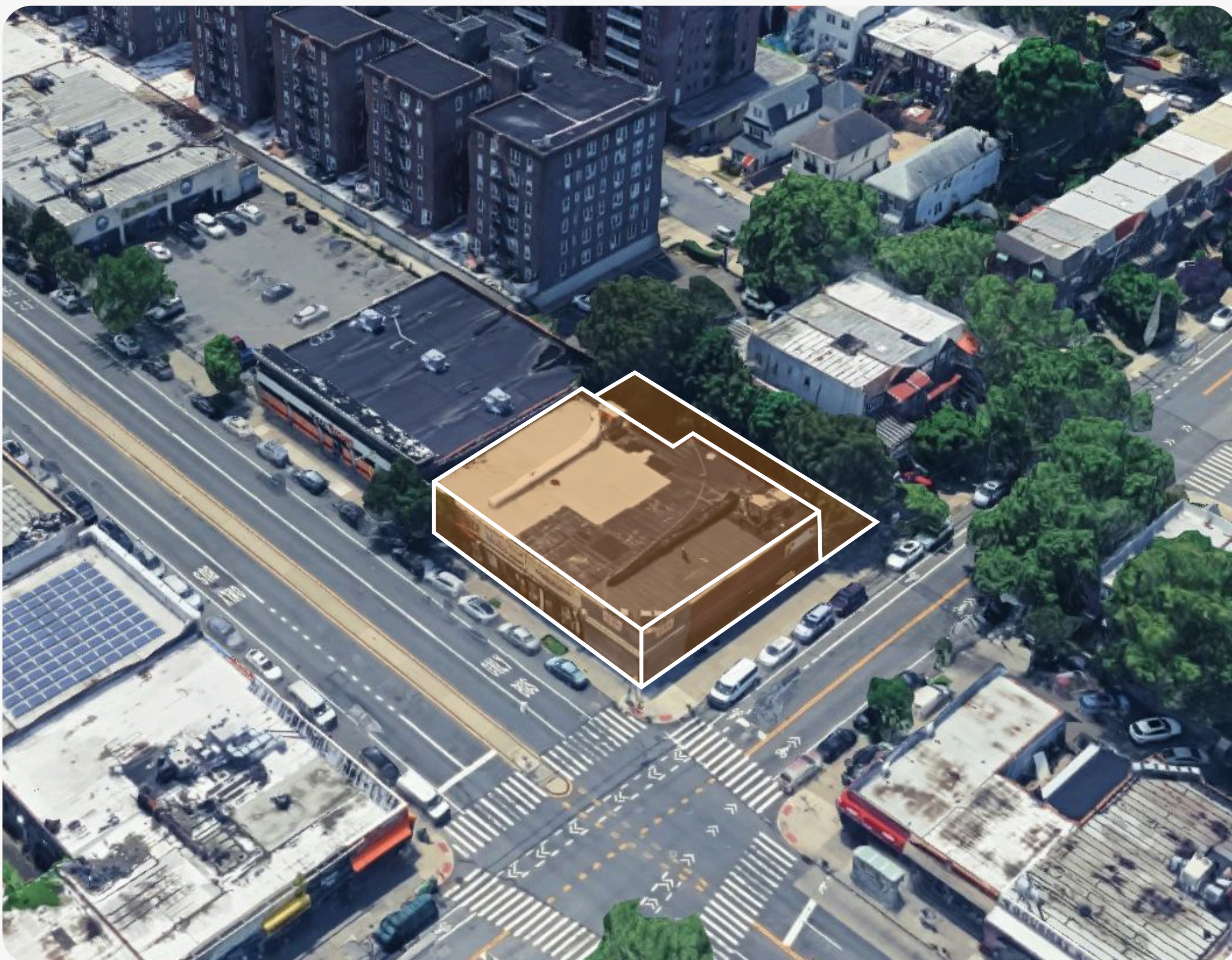




3696 NOSTRAND AVE, BROOKLYN, NY 11235



PROPERTY DETAILS

LOCATION INFO

CORNER OF AVE X &
NOSTRAND AVE

NEIGHBORHOOD

SHEEPSHEAD BAY

BLOCK & LOT

07422-1006

ZONING

R4, C2-2

SIZE

BUILDING - 106.96 FT X 90 FT
9,626 SF

LOT - 106.96 FT X 110 FT
11,731 SF

ASKING PRICE

\$4,200,000.00

CONTACT EXCLUSIVE BROKER

DENIS ABAYEV

718-954-1363

DENIS@COMMERCIALACQ.COM



PROPERTY COMMENTS

- EXCELLENT OPPORTUNITY FOR END USER OR INVESTOR
- CORNER RETAIL BUILDING
- SINGLE-STORY TAX-PAYER WITH EXCEPTIONAL VISIBILITY
- OFFERING 3 RETAIL STORES WITH BASEMENTS AND LOADING IN THE REAR YARD
- THERE ARE 2 VACANCIES AND 1 TENANT WITH A SHORT TERM LEASE, ALLOWING FOR IMMEDIATE OCCUPANCY AND VALUE-ADD REPOSITIONING



HIGH SCHOOL

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FOR MORE INFORMATION ON THIS PROPERTY PLEASE CALL OUR OFFICE: 718.517.8700

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