

# DEVELOPMENT SITE FOR SALE

1425-1427 HART PLACE, BROOKLYN NY 11224

PRE-APPROVED PLANS



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

## PROPERTY DETAILS

### CROSS STREETS

HART PLACE & WEST 15TH ST

### NEIGHBORHOOD

CONEY ISLAND

### LOT SIZE

1425 HART PL - 20 FT X 122 FT

1427 HART PL - 46 FT X 124 FT

### BLOCK & LOT

6997-0155 & 6997-0157

### ZONING

M2-1, M1-2

### PROPERTY TAXES

1425-1427 HART PL- \$13,649/YEAR

### PRE-APPROVED PLAN SIZE

28,701 SF

### HIGHLIGHTS

- 72' OF FRONTAGE
- PROPOSED 32 PARKING SPACES
- STEPS FROM PUBLIC TRANSPORTATION
- GREAT INVESTMENT OPPORTUNITY

### OFFERING PRICE

**\$3,599,999.99**

### DEVELOPMENT FLOORS & USES

FLOOR 1 - 3,820.4 SF: MANUFACTURING & COMMERCIAL

FLOOR 2 - 4,165.6 SF: MANUFACTURING

FLOOR 3 - 4,145 SF: MANUFACTURING

FLOOR 4 - 3,992.2 SF: COMMERCIAL & OFFICES

FLOOR 5 - 3,971.6 SF: COMMERCIAL & OFFICES

FLOOR 6 - 3,971.6 SF: COMMERCIAL & OFFICES

FLOOR 7 - 3,971.6 SF: COMMERCIAL & OFFICES

ROOF - 663.7 SF: COMMERCIAL



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

# LOCATION OVERVIEW



**TRANSPORTATION**

B64 B68 B82

B D F N Q

Walk Score **80**

Transit Score **100**

1425-1427 HART PLACE, BROOKLYN NY 11224



**NEIGHBORHOOD**  
CONEY ISLAND



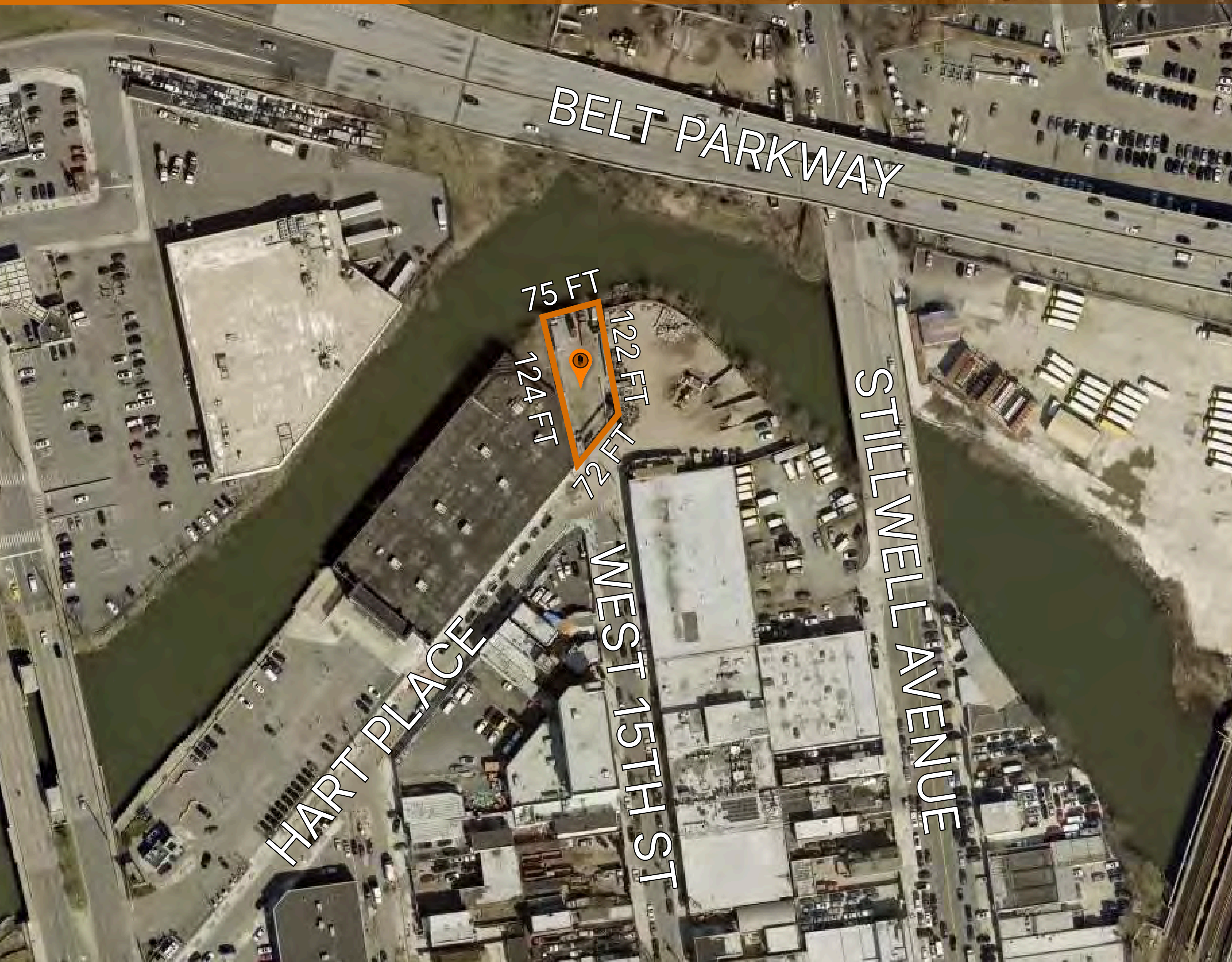
**BLOCK & LOT**  
6997-0155 & 0157



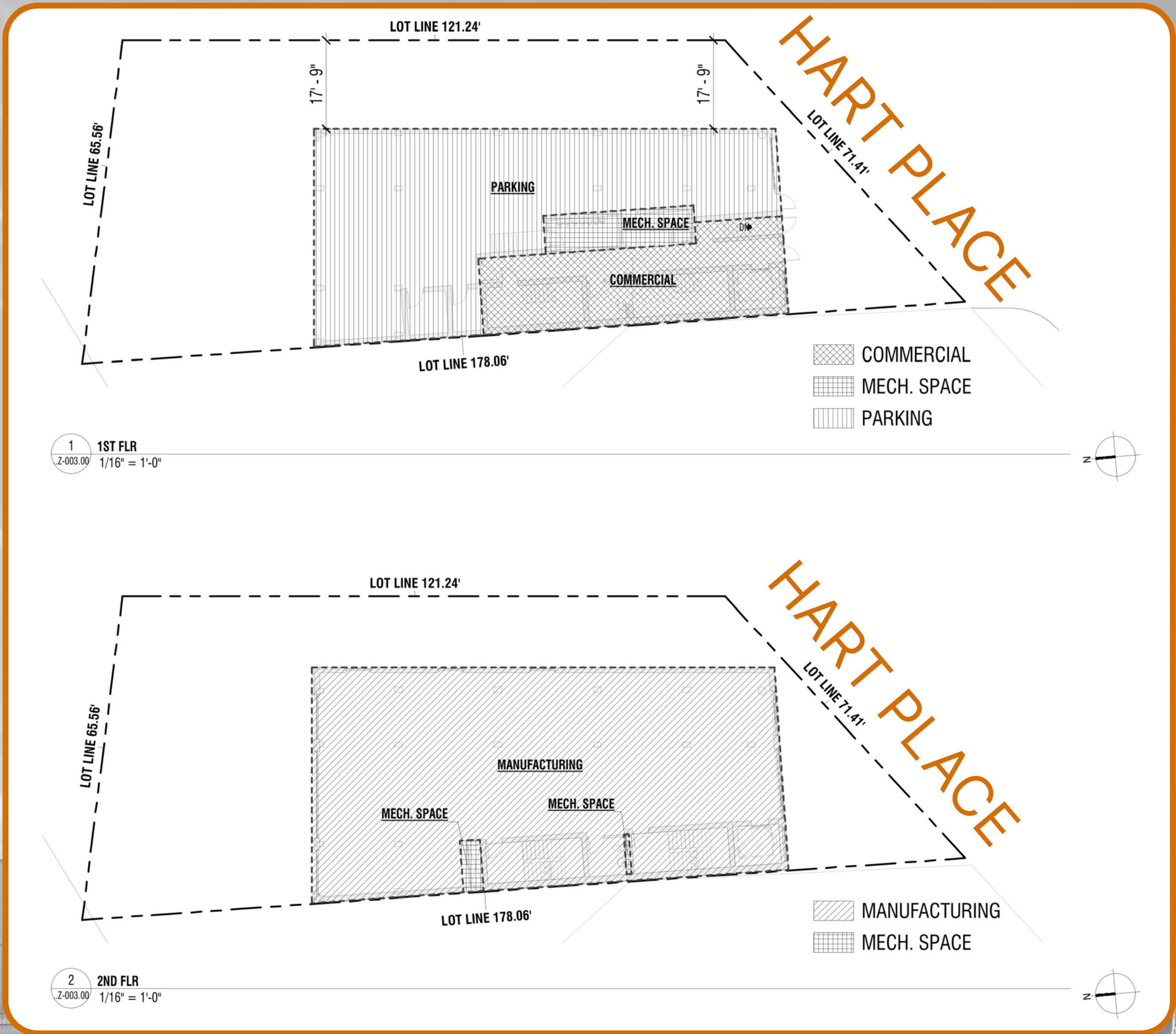
**ZONING**  
M2-1, M1-2

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

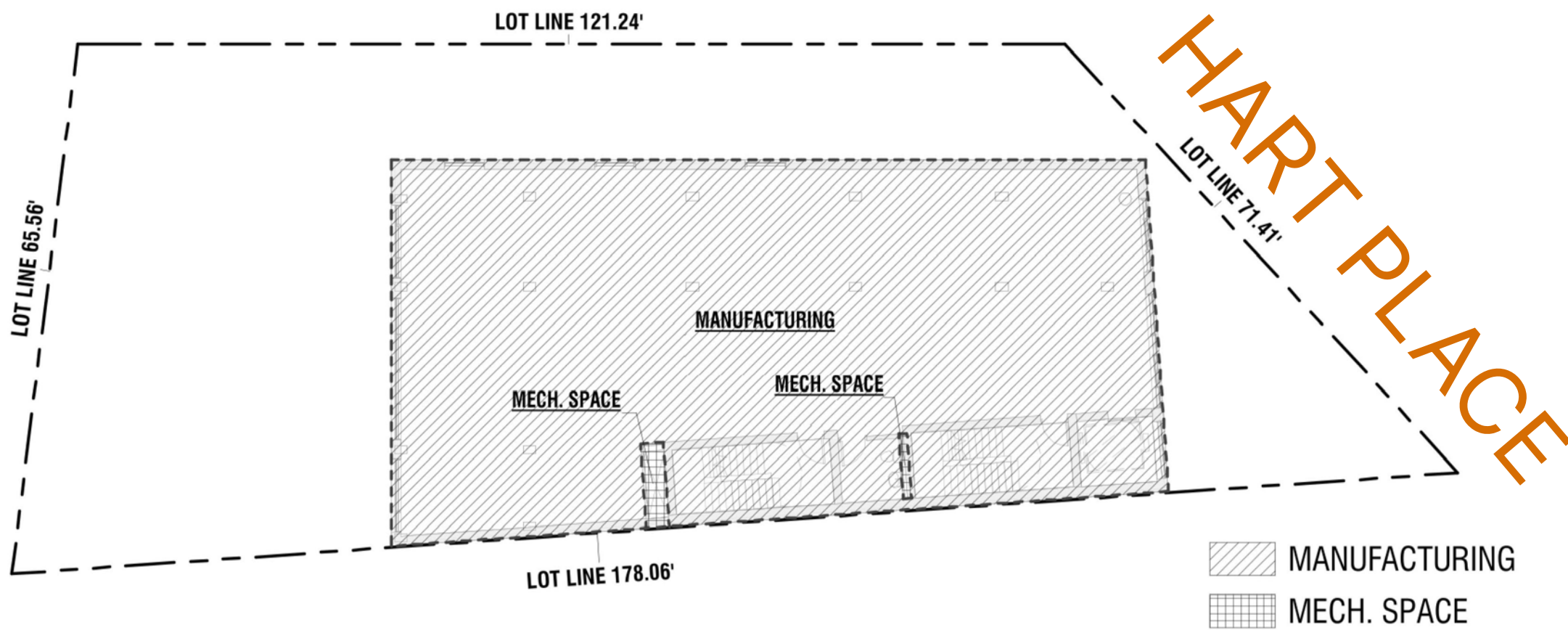
# AERIAL VIEW



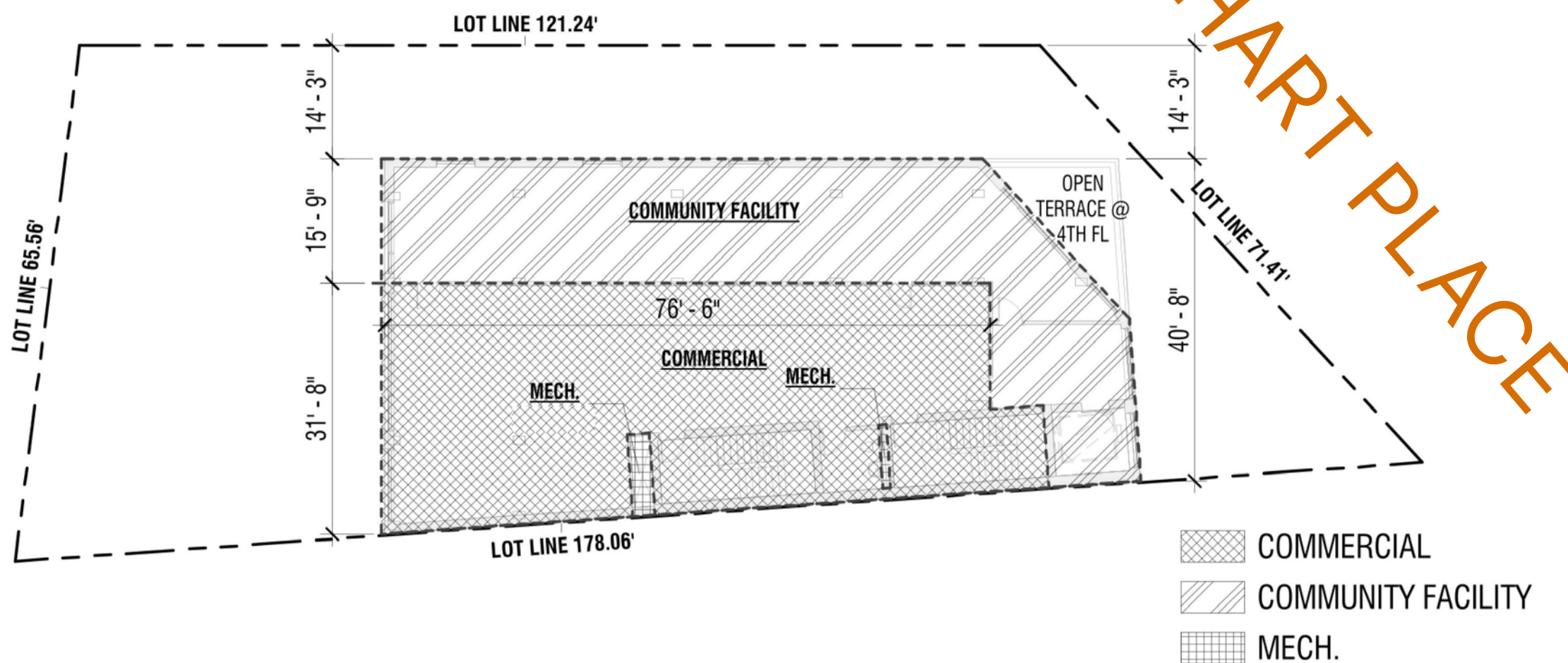
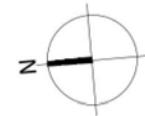
# 1ST & 2ND FLOOR PLAN



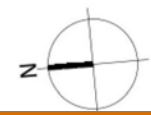
# 3RD & 4TH FLOOR PLAN



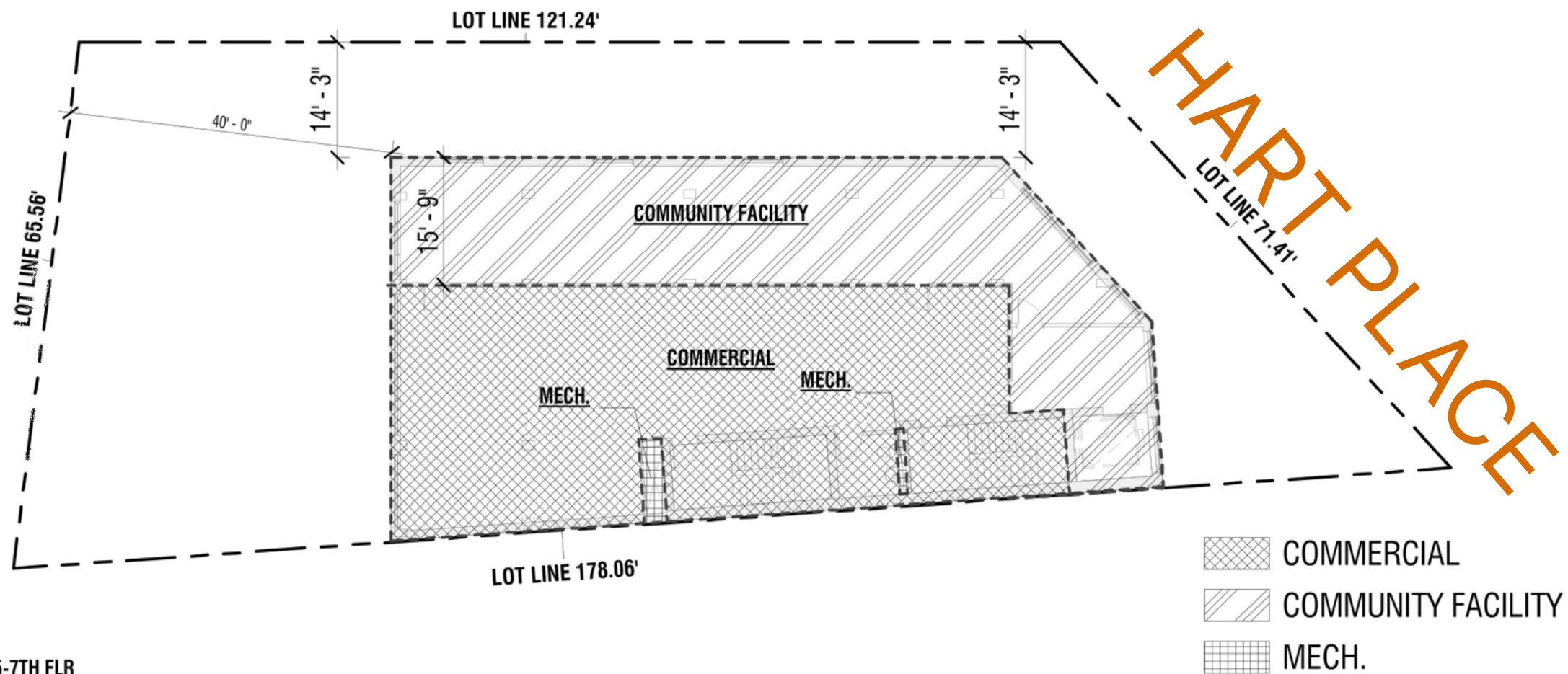
3 3RD FLR  
Z-003.00 1/16" = 1'-0"



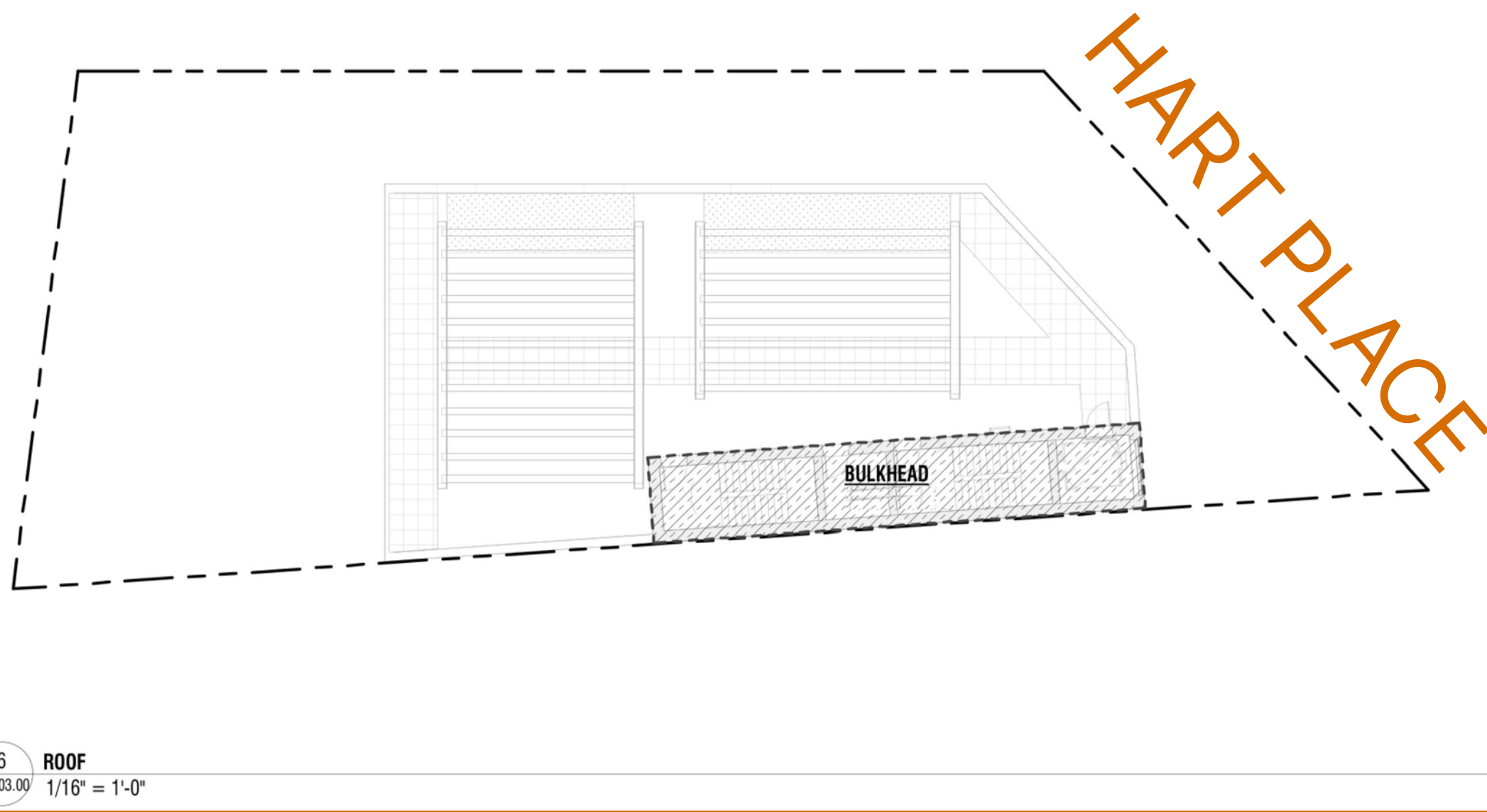
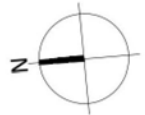
4 4TH FLR  
Z-003.00 1/16" = 1'-0"



# 5TH-7TH & ROOF FLOOR PLAN



5 TYP. 5-7TH FLR  
Z-003.00 1/16" = 1'-0"



6 ROOF  
Z-003.00 1/16" = 1'-0"



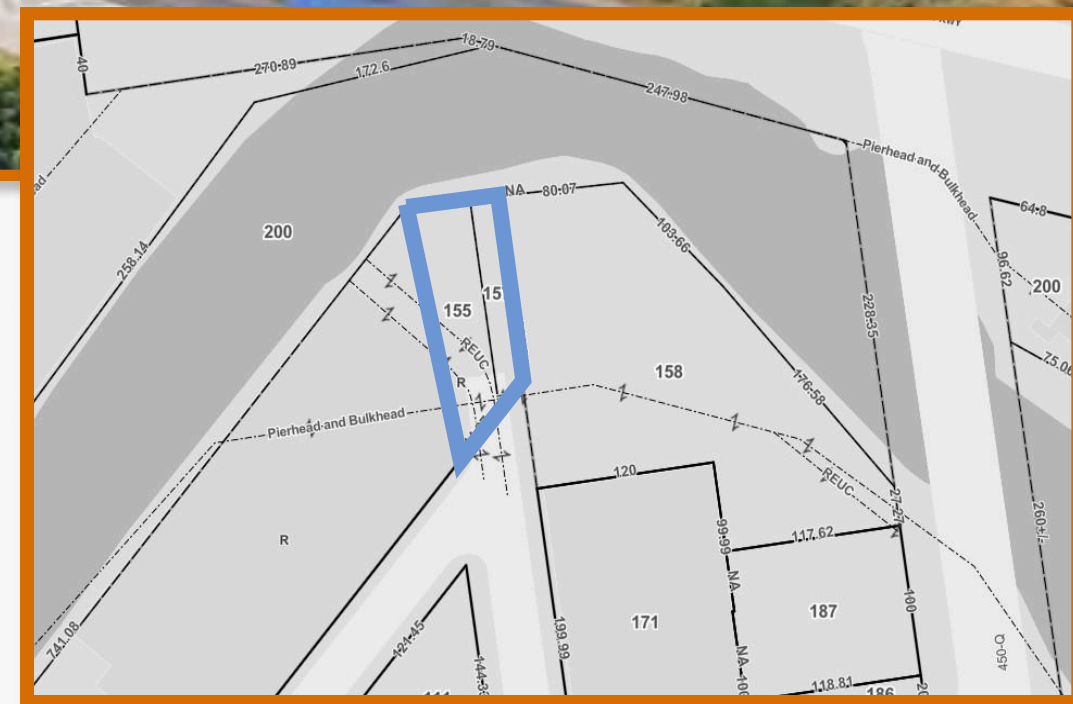
# CONTACT US



## CONTACT EXCLUSIVE BROKER



**VADIM ATBASHYAN**  
**CELL: 516.852.1601**  
**VADIM@COMMERCIALACQ.COM**



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

**© 2500 CONEY ISLAND AVENUE, 2ND FLOOR, BROOKLYN, NY 11223 ☎ 516.852.1601 ✉ VADIM@COMMERCIALACQ.COM 🌐 COMMERCIALACQ.COM**

COMMERCIAL ACQUISITIONS INC. HAS MADE EVERY EFFORT TO OBTAIN THE INFORMATION REGARDING THESE LISTINGS FROM SOURCES DEEMED RELIABLE. HOWEVER, WE CANNOT WARRANT THE COMPLETE ACCURACY THEREOF SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE. WE RECOMMEND TO THE BUYER THAT ANY INFORMATION, WHICH IS OF SPECIAL INTEREST, SHOULD BE OBTAINED THROUGH INDEPENDENT VERIFICATION. ALL MEASUREMENTS MAY BE APPROXIMATE.