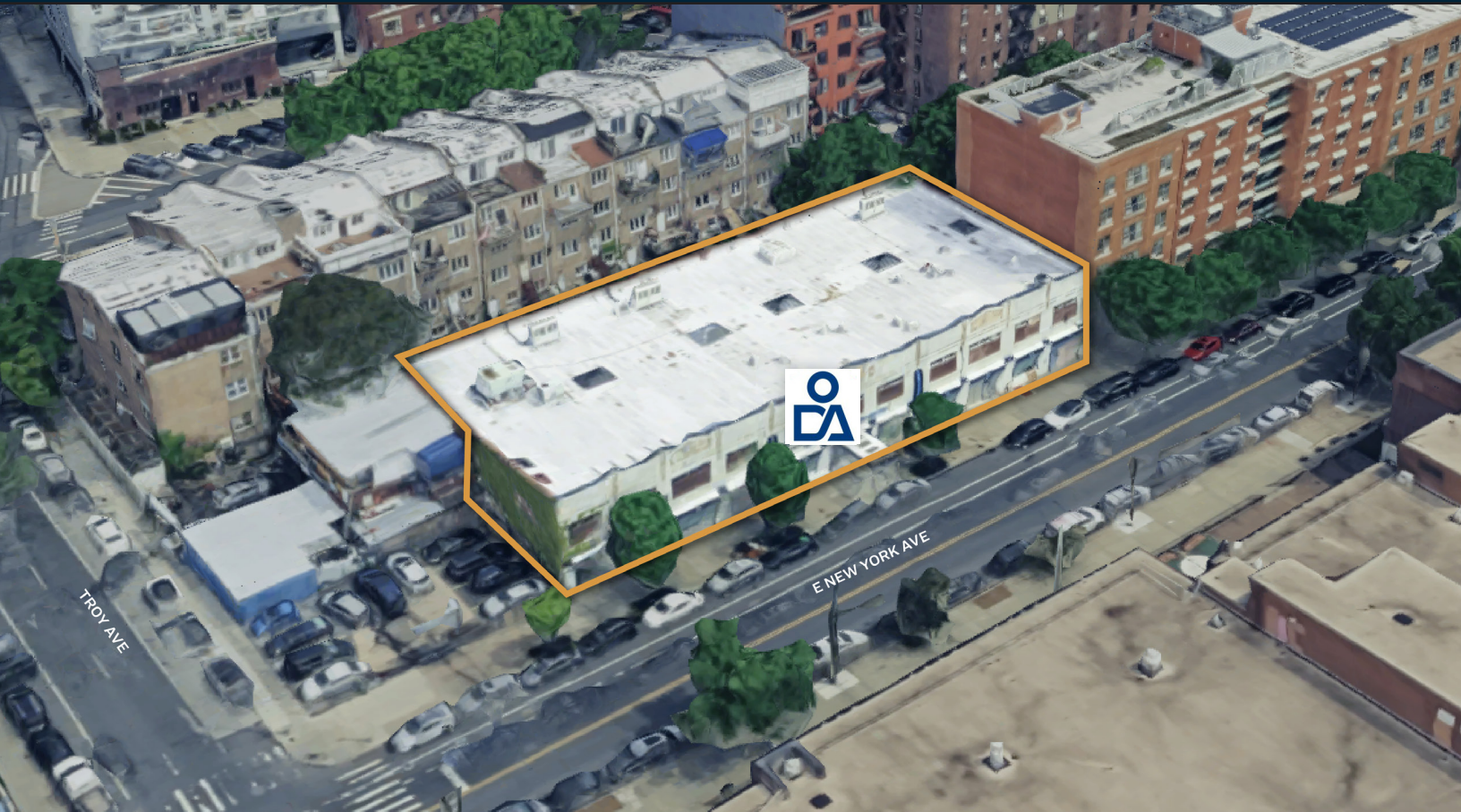




**PINNACLE
REALTY**
OF NEW YORK, LLC

EXCLUSIVE LISTING

FOR SALE



779-795 EAST NEW YORK AVENUE

CROWN HEIGHTS, NY 11203

**Unique Opportunity
in Crown Heights
Brooklyn—30,690 SF
2-Story Commercial
Property Fully Leased
For Sale**

Cap Rate Sale | Strong Rent Growth Potential
Qualified Opportunity Zone

Type

Office / Medical / Flex Commercial



SQUARE FOOT

30,690^{SF}



ZONING

R6 NO AIR
RIGHTS AVAILABLE



CLEAR HEIGHT

13'

PARCEL ID



01429

BLOCK



LOADING

1 DRIVE-IN BAY

1 DRIVE-UP RAMP



1

LOT

PRICE

Upon Request

718-784-8282 / PINNACLERENY.COM

All information is from sources deemed reliable and is submitted subject to errors, omission, changes of price or other conditions, prior sale, rent and withdrawal without notice.

Property Overview

We are pleased to offer 779-795 East New York Avenue. This well-positioned property is offered at a 6% cap rate. This property offers stable in-place income with an immediate significant upside in rents and long-term growth potential.

Situated in a rapidly evolving neighborhood with strong population growth, 779-795 East New York Avenue benefits from consistent tenant demand for commercial and community service space. The property benefits from its proximity to public transportation, healthcare institutions (including Kings County and SUNY Downstate Medical Centers), and local schools and organizations.

The surrounding area is undergoing transformation, with residential developments and infrastructure investments bolstering commercial stability and value.

This is a compelling opportunity to acquire a stable commercial asset with value-add potential in one of Brooklyn's most dynamic submarkets.

Features

- **Lot Sq. Ft.:** 16,200
- **Lot Dimensions:** 180x90
- **Building Sq. Ft.:** 30,690
- **Building Dimensions:** 180' x 90'
- 2 Stories
- Ground Floor 16,200 Sq. Ft.
- Second Floor 14,490 Sq. Ft.
- 13' Ceiling
- Wet Sprinkler
- Skylights
- Well Maintained Roof
- Gas
- Heavy Power

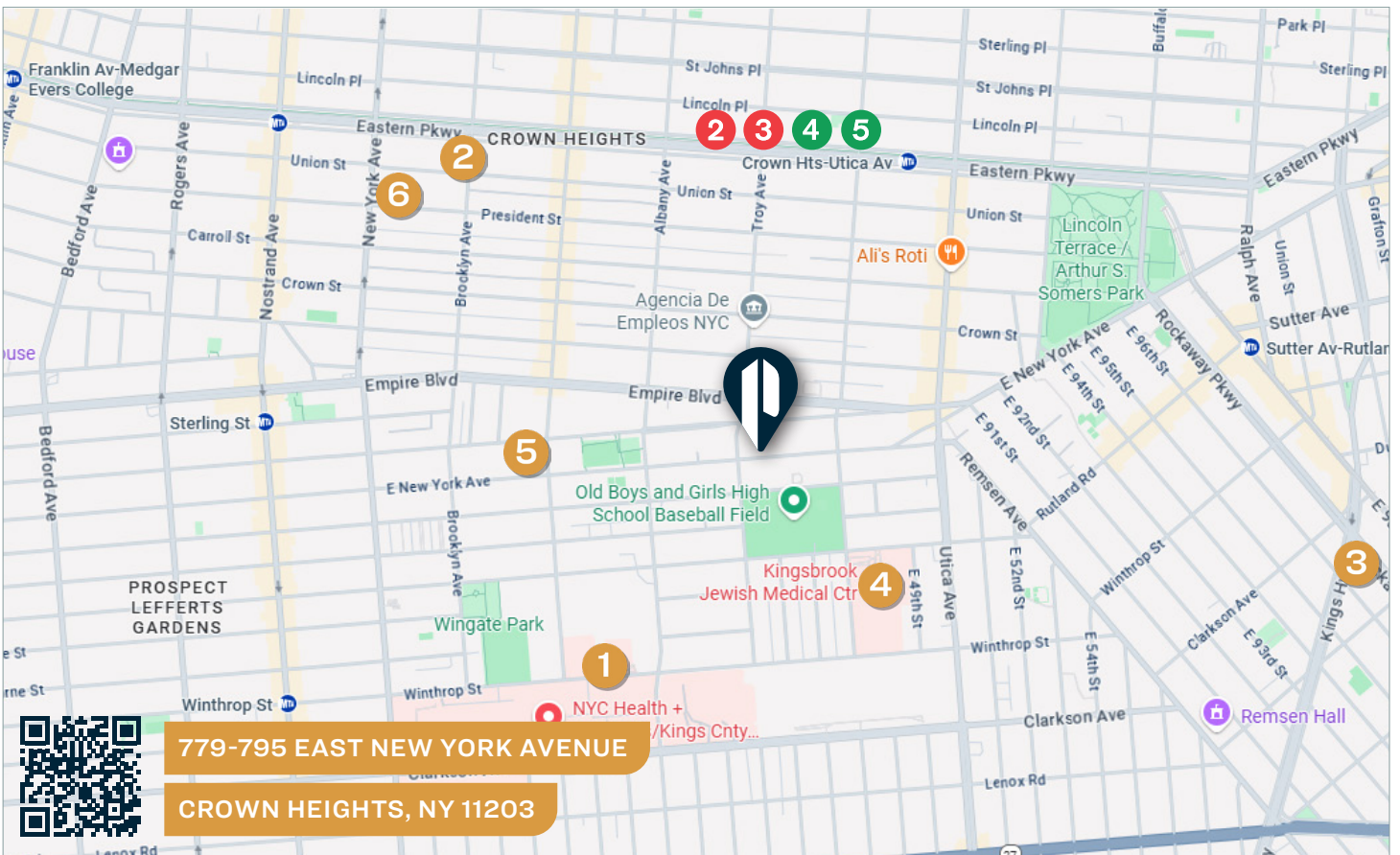
Tenants

- The Ground Floor is Leased to ODA Primary Health Care on a Long-Term Lease.
- The Second Floor is Leased to Multiple Tenants with Various Lease Expirations.
- Additional Information is Available Under NDA



KEY DISTANCES

1	KING COUNTY HOSPITAL 451 Clarkson Avenue	0.9 MI	4	KINGSBROOK JEWISH MEDICAL CENTER 585 Schenectady Ave	0.4 MI
2	CHABAD LUBAVITCH HEADQUARTERS 770 Eastern Pkwy	1.0 MI	5	THE MARKET PLACE - CROWN HEIGHTS 589 E New York Ave	0.4 MI
3	JACKIE ROBINSON PARKWAY	2.5 MI	6	EMPIRE KOSHER SUPERMARKET 529 Empire Blvd	0.5 MI



TRANSPORTATION

3 CROWN HEIGHTS -
UTICA AVE

5



EMPIRE BLVD
LINDEN BLVD
BELT PKWY



**B12: EAST NEW YORK AVENUE/
TROY AVENUE**

PICTURES

