



# 1500 Ralph Avenue Brooklyn, NY

## Retail Conversion Site w/ Air Rights For Sale

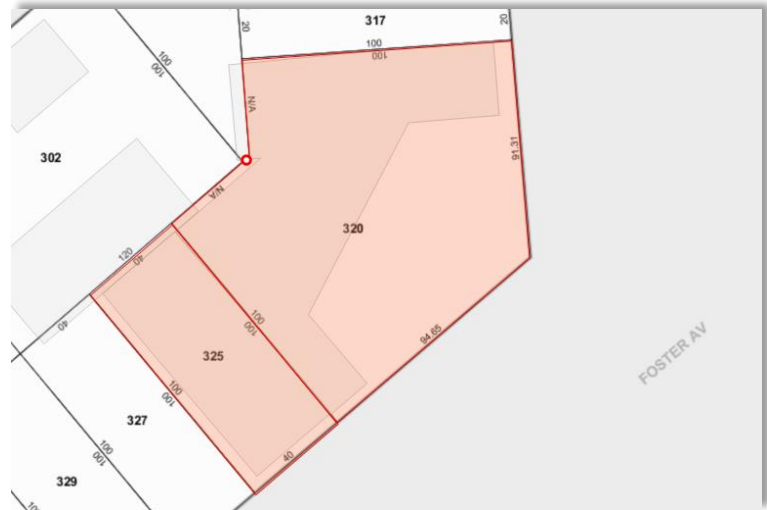
**Bid Deadline: Wednesday – March 8<sup>th</sup>**

**FOR SALE**

Property Features	
Location	The subject property is located on the northwest corner of Ralph Avenue and Foster Avenue
Block / Lot	7932 / 320 & 325
Lot SF	17,750 (Approx.)
Frontage	135' on Foster Avenue (Approx.) 91' on Ralph Avenue (Approx.)
Existing Structure SF	12,661 (Approx.)
Units	4
Zoning	M1-1
FAR	1.00
BSF	17,750
Assessment (16/17):	\$446,579
Taxes (16/17):	\$47,221

### Property Highlights

Cushman & Wakefield has been retained on an exclusive basis to sell this large corner property fronting both Ralph Avenue and Foster Avenue in East Flatbush, Brooklyn. The site is situated in a heavily trafficked area with a 4-way stop light that further highlights the property's retail conversion opportunity. There are four tenants currently occupying the lot, however the entire property will be free of leases come December 2017.



Current Tenants			
Unit	Type	Lease Expiration	Unit Sq. Ft.
Jess's Auto Repair	Garage	December-17	3,661
P Auto Body	Garage	December-17	3,000
Fish Eye Bar & Grill	Restaurant	Month - Month	4,000
Warehouse	Storage	Month - Month	2,000
<b>Totals</b>			<b>12,661</b>

**Asking Price: \$5,250,000**

For More Information, Please Contact:

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