



Commercial Building for Sale

Investor / User / Developer Opportunity

1997-2013 McDonald Avenue

aka 3-17 Billings Place
Gravesend, Brooklyn, NY 11223

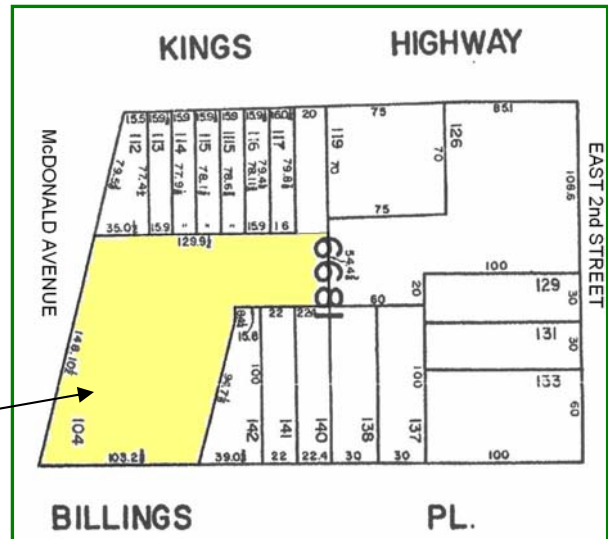
Location: Northeast Corner of McDonald Avenue & Billings Place. Less than 80 feet from Kings Highway.

Block / Lot: 6681 / 104 (see note)
 Lot Size: 17,000 square feet (approx.)
 Building Size: 24,000 square feet (approx.)
 Frontage - main: 149 feet on McDonald Avenue
 Frontage - side: 103 feet on Billings Place
 Stories: Two
 Zoning: M1-1
 Real Estate Taxes - 2006/2007
 Assessment: \$508,500 (see note)
 Taxes: \$ 57,491 (see note)



This is the largest property in the immediate vicinity of one of the most upscale neighborhoods in Brooklyn. Neighboring homes valued at \$2 million & up. Explosive private home, condo & commercial development nearby. High Ceilings. Driveway and garages for parking behind building. Subway and bus transportation on block. note: Tax lot is being split. Total tax shown but Kings Highway building is not included in this offering.

Uses allowed in M1 zones include Retail, Service Establishments, Houses of Worship, Community Centers, Health Care Facilities, Amusement Establishments, Catering, Hotels & more. (Some uses may require special permit.)



ASKING PRICE: \$ 8,900,000

*For Further Information or Inspection
Please Contact Exclusive Sales Agents:*

JEFFREY A. SHALOM or BRIAN HANSON
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The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy but we do not guarantee it. All zoning, buildable footages and uses must be independently verified. Vacancy factors used herein are an arbitrary percentage used only as an example. It does not necessarily relate to actual vacancy, if any. The value of this investment is dependent upon these estimates and assumptions made above, as well as the investment income, the tax bracket, and other factors which your tax advisor and/or legal counsel should evaluate.

ALL MEASUREMENTS ARE APPROXIMATIONS.

THE PROSPECTIVE BUYER SHOULD CAREFULLY VERIFY EACH ITEM OF INCOME, AND ALL OTHER INFORMATION HEREIN.