



3755 Nostrand Ave

FOR SALE | AUTO REPAIR SHOP WITH GAS PUMPS / DEVELOPMENT SITE | BROOKLYN NY



LOCATION	East side of Nostrand Ave, Between Ave X and Ave Y	
BLOCK-LOT	7422-53	
LOT DIMENSIONS	160' X 85'	
LOT AREA	13,600	
STORIES	1 Story	
BUILDING SQ. FT.	1,632 SF	
YEAR RE-BUILT	1958	
ZONING	R5 / C2-2	
PROPERTY TYPE	G4-Gas Station with Service/Auto Repair	
RESIDENTIAL FAR/BSF	1.25	17,000 BSF
COMMERCIAL FAR/BSF	1.0	13,600 BSF
FACILITY USE FAR/BSF	2.0	27,200 BSF
RE TAXES (26/27)	\$47,216	

ASKING PRICE:

\$4,445,000

PROPERTY HIGHLIGHTS:

- 160 Feet of Prime Frontage on Nostrand Avenue
- 13,600 SF Lot within R5/C2-2 Zoning District
- Existing Gas Station with Auto Repair Shop
- 1,632 SF Shop with a Front Office, 3 Service Bays and 5 Rotary - 2 Post Hydraulic Lifts
- 2 Fuel Pumps with a Total of 4 Nozzles
- 22 Parking Spaces
- 27,200 SF of Maximum Development Potential
- 11,000 Annual Average Daily Traffic (AADT)
- Delivered Vacant at Closing

Contact Exclusive Agents for Additional Information:

Thomas A. Donovan

Tommy Lin

Eugene Kim

Avraham Hamel

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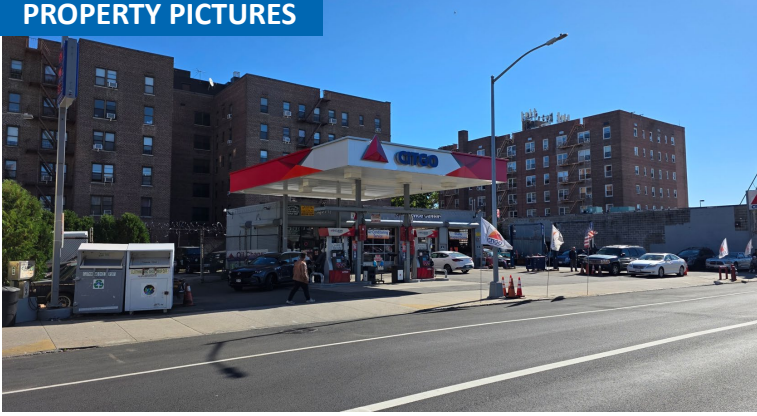
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PROPERTY PICTURES



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SITE PLAN AND TAX MAP

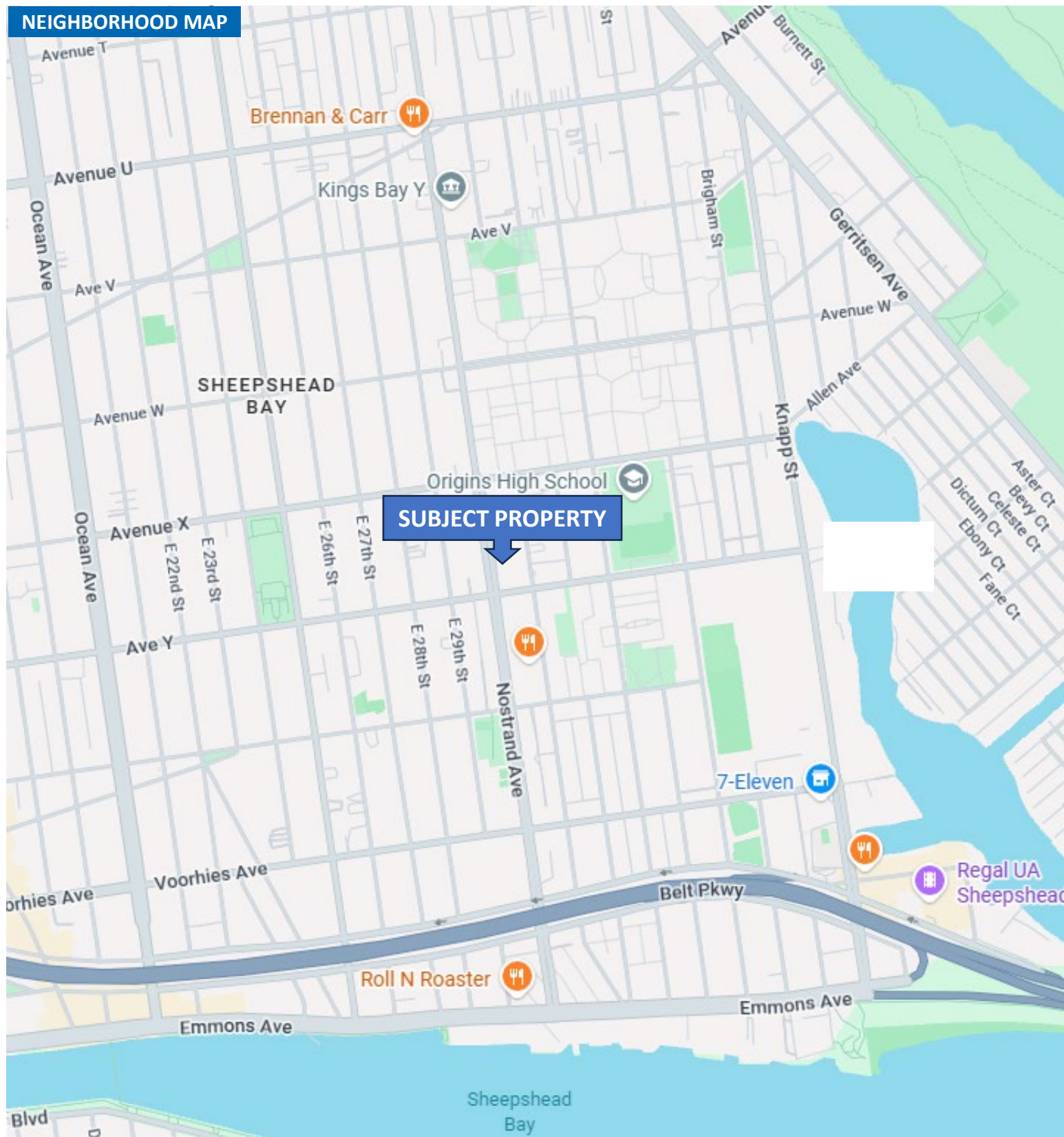


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NEIGHBORHOOD MAP



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