

EXCLUSIVE FOR SALE

THE PERFECT BROOKLYN BLANK CANVAS

65 NEW YORK AVENUE BROOKLYN, NY 11216



FEATURES

- **17,400 SF TWO-STORY + BASEMENT**
NO COLUMNS - CLEAR SPAN
- 6,200 SF PLOT SIZE (62' x 100')
- ONE DRIVE-IN DOOR
- **ONE CAR-SIZED FREIGHT ELEVATOR**
OPENS TO STREET / ALL FLOORS
- **ZONED R6, C8-2**
- **2.4 F.A.R RESIDENTIAL**
- **4.8 F.A.R COMMUNITY FACILITY (SCHOOL)**
- REAL ESTATE TAXES: \$26,253.00
- SUN-LIT ON TWO SIDES (FRONT & REAR)

**USE, RENOVATE OR DEVELOP
IMMEDIATE POSSESSION**

**INDUSTRIAL, LIVE/WORK, EDUCATION
AT THE L.I.R.R & 2 3 4 SUBWAYS**



Any information set-forth herein has been obtained from sources deemed reliable, however, we have not verified it, and make no representation or warranty of any kind, including without limitation; condition: either latent or patent, size or manner of construction of the property, compliance with local law, and environmental conditions. All information submitted herein is subject to errors and omissions, and the right of our principal(s), to withdraw, modify, or condition the listing with-out prior notice. **Broker cooperation encouraged.**

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