

**FENCED VACANT LOT ON A MAJOR THOROUGHFARE
AVAILABLE FOR SALE OR LONG-TERM NNN LEASE
EAST FLATBUSH, BROOKLYN, NY**

Location

5502 FLATLANDS AVENUE
(East 55th Street / East 56th Street)
Brooklyn, NY 11234

Space

13,310 rsf

Possession

Immediate



HIGH VISIBILITY CORNER

Description

Three fenced contiguous lots on one of Brooklyn's busiest streets available for sale or for long-term NNN lease.

The property was recently used for a transportation company and the site lends itself to a similar use or can also be developed for any business needing a free standing building with parking including:

- Medical Center
- Restaurant
- Bank
- Retail

Zoning

R3-2

Features

- * Central Brooklyn Location
- * Very Busy Thoroughfare
- * High Visibility Corner
- * 231 Feet of Frontage
- * Fully-Fenced Property
- * Full Block Frontage
- * Long-term Lease Available
- * Motivated Landlord

Transportation

Bus **(B82)** Stops Across the Street

Rent

\$120,000 per annum NNN
Taxes - \$8,612 per annum

Sales Price

Offered at \$1,800,000

**COLDWELL
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