

SHEEPSHEAD BAY

**2403-2411 AVENUE X
BROOKLYN, NY 11235**

FOR LEASE OR SALE



**PERFECT FOR ANY COMMERCIAL OR RESIDENTIAL MIXED-USE
- COMMUNITY CENTER, MEDICAL CENTER, GYM, DAY CARE-**

BUILDING SIZE: 7,000 SF GROUND FLOOR

LOT SIZE: 7,372 SF (76'x97')

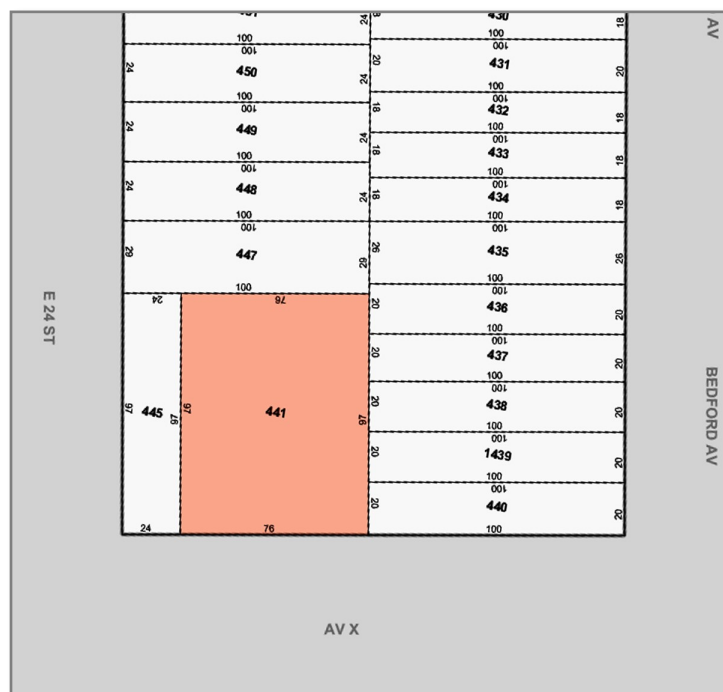
BLOCK/LOT: 7405 / 441

ZONING: C2-2 / R4

TRANSPORTATION: BM3, B36, B44, & B49 BUSES,
 SUBWAY

ACCESSIBILITY: BETWEEN NOSTRAND
AND OCEAN AVENUES,
CLOSE PROXIMITY TO
BELT PARKWAY

R.E. TAX: \$34,621.34 PER ANNUM



**FOR ADDITIONAL INFORMATION
CONTACT EXCLUSIVE AGENT:**

718-786-5050

GUY SOLOMONOV
gsolo@greiner-maltz.com

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 without prior notice.

Brokers cooperation encouraged.

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JOIN NEIGHBORING RETAILERS

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Auto Parts**
The Best Part Is Our People



Bank of America

DOODY HOME CENTERS



Marshalls

petco
where the healthy pets go

Stop&Shop



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