



TAXPAYER FOR SALE

2680 GERRITSEN AVENUE

GERRITSEN BEACH · 11229

OFFERING MEMORANDUM

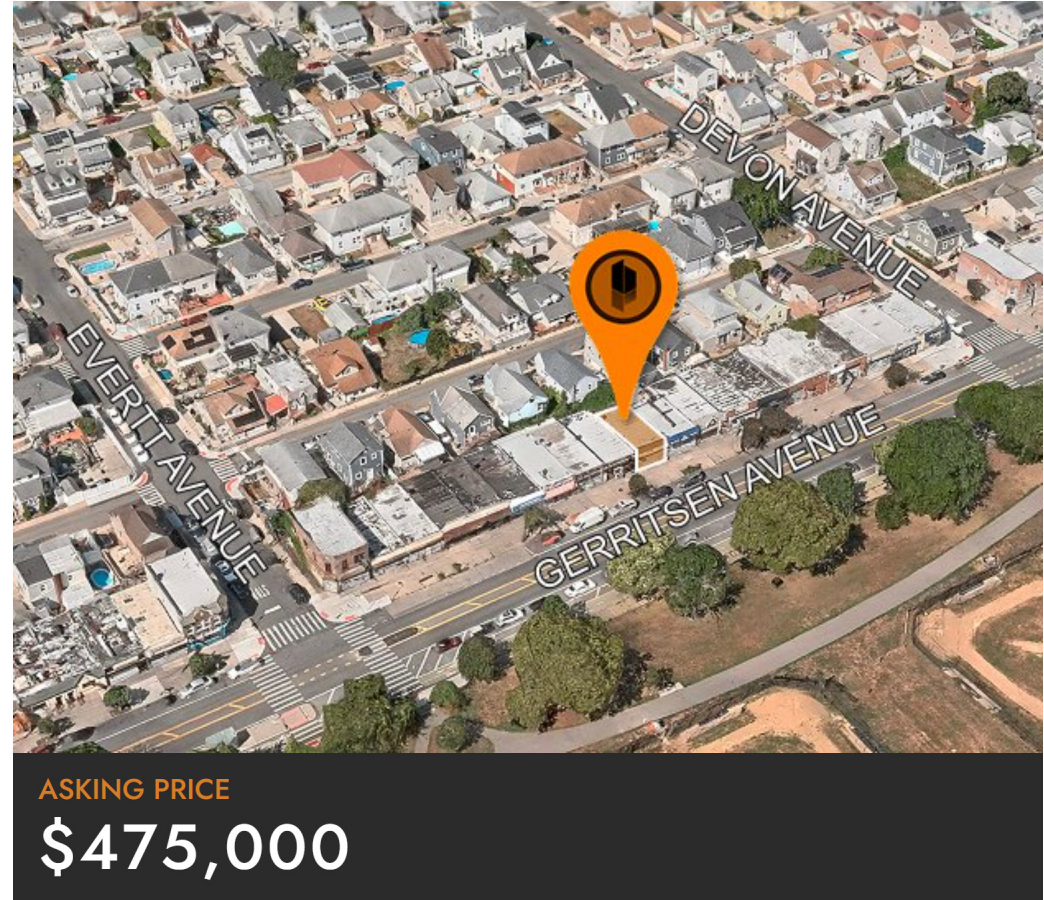
EXCLUSIVE BROKER
ARSEN ATBASHYAN
917-939-3760

arsen@commercialacq.com

EXECUTIVE SUMMARY

TAXPAYER FOR SALE

ADDRESS	2680 Gerritsen Avenue, Brooklyn, NY
NEIGHBORHOOD	Gerritsen Beach
CROSS STREETS	Between Devon Avenue & Everett Avenue
BUILDING SIZE	20' x 47' (940 SF)
LOT SIZE	20' x 53'
BLOCK & LOT	8932-0511
ZONING	C2-3, R4
PROPERTY TAX	\$7,039
FRONTAGE	20' of frontage directly on Gerritsen Avenue
TRANSIT	B4 and B31 local, BM3 and BM4 express buses
ACCESS	Minutes off the Belt Parkway



ASKING PRICE

\$475,000**20' X 53'**

LOT SIZE

20'

FRONTAGE

RETAIL CORRIDOR

COMMERCIAL STRIP IN GERRITSEN



LEGAL DISCLAIMER

Commercial Acquisitions Inc. has made every effort to obtain the information regarding this listing from sources deemed reliable. However, we cannot warrant the complete accuracy thereof, subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. All financial projections, cap rate estimates, rental income assumptions, and appreciation forecasts contained herein are for illustrative purposes only and do not constitute a guarantee of future performance. Prospective purchasers are advised to independently verify all information of special interest to them, including but not limited to tax abatement status, frontage measurements, zoning compliance, and lease terms. ALL MEASUREMENTS ARE APPROXIMATE.

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PROPERTY

INTERIOR PHOTOS



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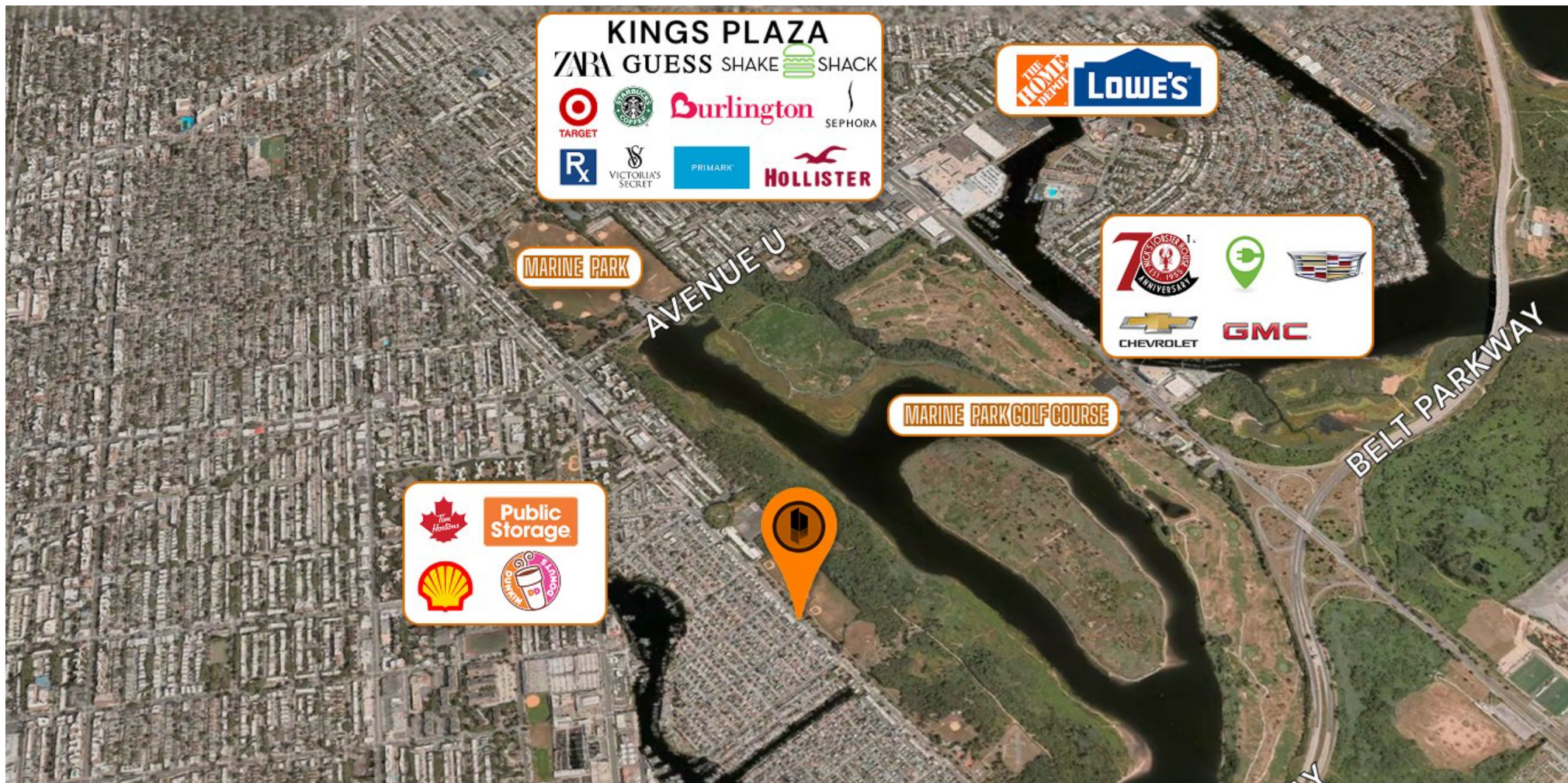
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LOCATION

MARKET MAP & SURROUNDING TENANTS

2680 Gerritsen Avenue sits between Devon Avenue & Everett Avenue in the heart of Gerritsen Beach, on Gerritsen Avenue's primary commercial corridor. National and regional tenants surround the property and bring steady local traffic to the strip. The B4 and B31 local buses and the BM3 and BM4 express buses serve the area. By car, the Belt Parkway is a short drive away and connects the property to the rest of Brooklyn and the wider region.



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