COMMERCIAL ACQUISITIONS
REALTY SERVICES



TAXPAYER FOR SALE

2680 GERRITSEN AVENUE

GERRITSEN BEACH · 11229

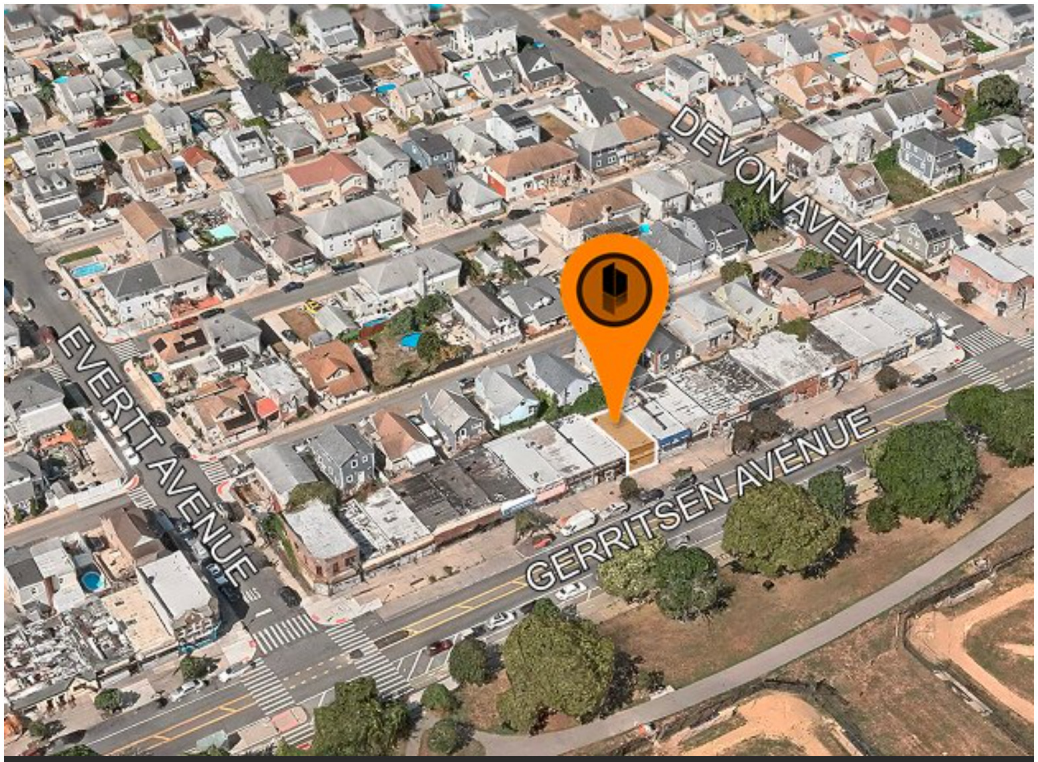
OFFERING MEMORANDUM

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

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LEGAL DISCLAIMER

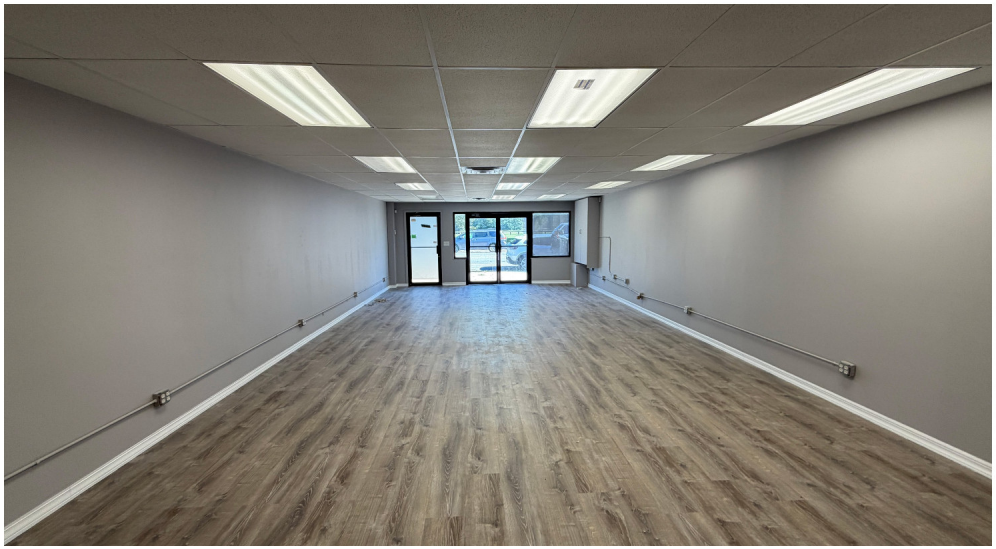
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PROPERTY

INTERIOR PHOTOS









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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.



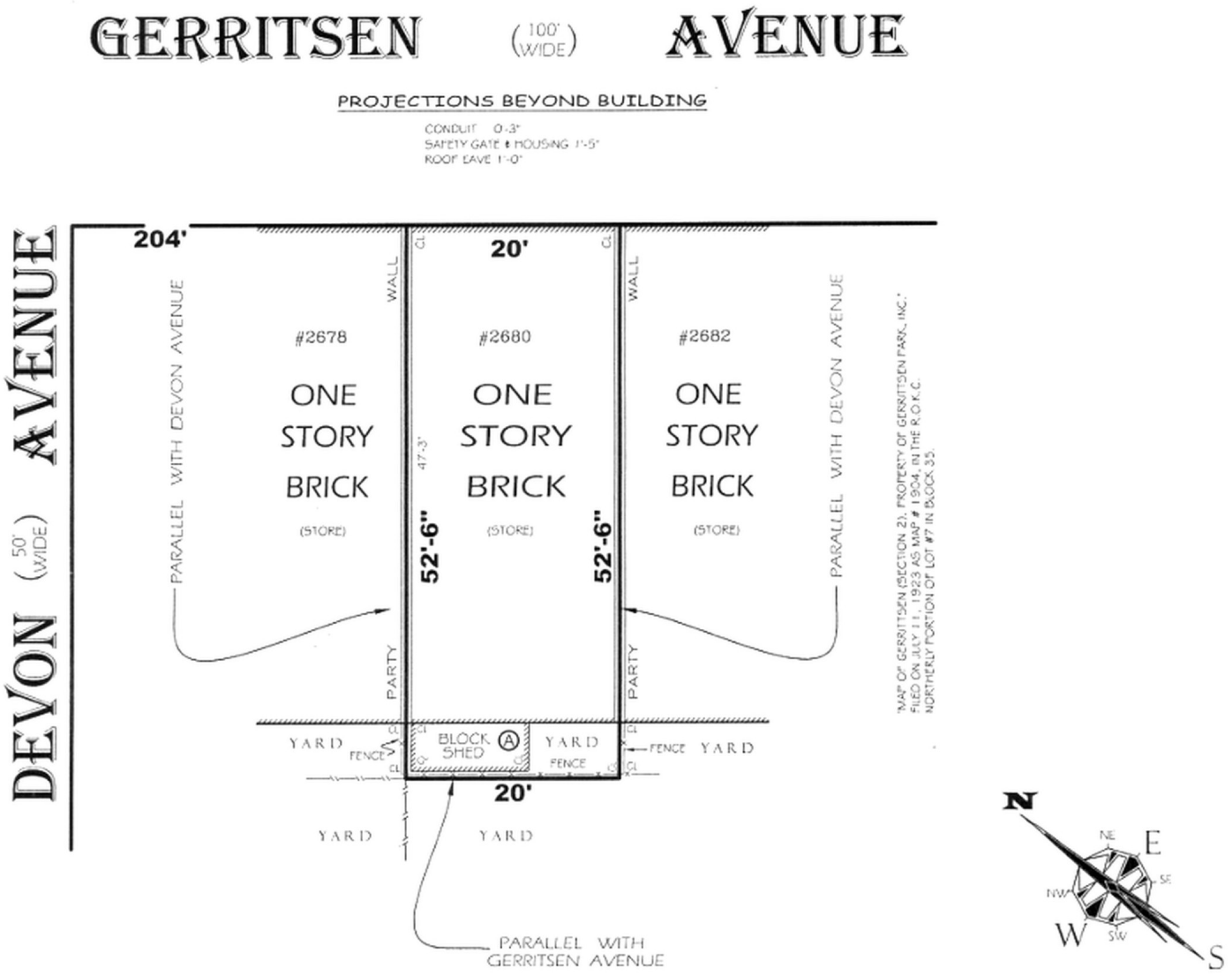
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PROPERTY SURVEY



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