

FOR SALE

430-432 Johnson Avenue
(b/t Knickerbocker Avenue & Porter Avenue)
East Williamsburg, Brooklyn

Vacant Land / Development Site



Highlights:

- Lot Size: 5,000 SF (50' x 100')
- Zoning: M1-2 | FAR 2.0 | Buildable up to 10,000 SF
- Condition: Paved & Fenced with 400 Amp Electric
- Rented at \$6,600.00/month through 4/30/26, 60-day Cancellation Clause
- Property can be Delivered Vacant at Closing
- RE Taxes (25/26): \$12,655.00 p/y

Location: Located Three Blocks from the Morgan Ave/Harrison Pl L Subway Station

Asking Price: \$1,795,000.00

Jacques Wadler Exclusive Agent:
516-650-1123
jwadler@krgnyc.com

Vincent Lopez Exclusive Agent:
917-523-5772
vlopez@krgnyc.com

430-432 JOHNSON AVENUE, EAST WILLIAMSBURG, BROOKLYN

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ALL INFORMATION IS FROM SOURCES DEEMED RELIABLE, BUT SUBJECT TO: ERRORS, CHANGES WITHOUT NOTICE, PRIOR SALE OR LEASE, WITHDRAWAL WITHOUT NOTICE. ALL MEASUREMENTS ARE APPROXIMATE



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INGRAHAM STREET

KNICKERBOCKER AVENUE

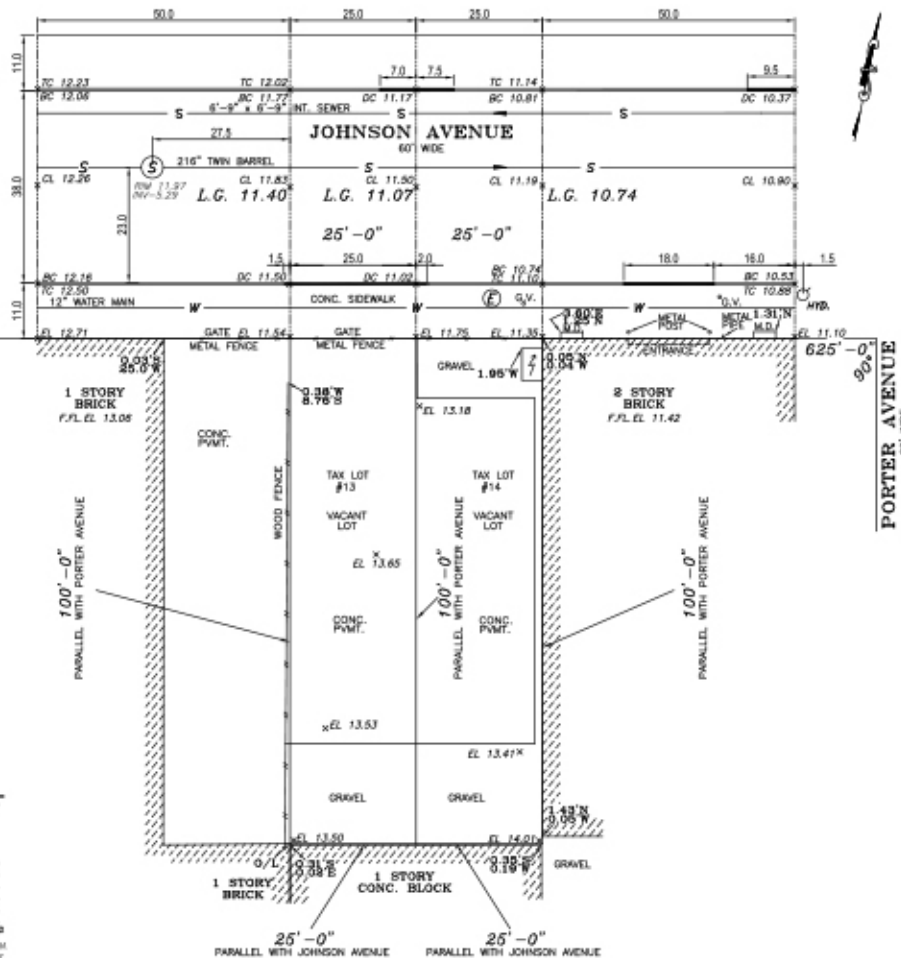
JOHNSON AVENUE

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 2. SUBSURFACE INFORMATION SHOWN HEREON WAS OBTAINED FROM VARIOUS CITY DEPARTMENTS AND/OR PRIVATE UTILITY COMPANIES. THE SURVEYOR DOES NOT GUARANTEE AS TO THE ACCURACY OR COMPLETENESS OF THIS DATA AND ALL USERS OF THIS SURVEY AGREE TO HOLD THE SURVEYOR HARMLESS FOR SAME.
 3. THE LOCATION OF SAID UTILITIES SHOULD BE CONSIDERED APPROXIMATE AND MUST BE CONFIRMED BY THE USER OF THIS SURVEY PRIOR TO CONSTRUCTION OR PURCHASING PROPERTY.
 4. THIS IS TO CERTIFY THAT THERE ARE NO VISIBLE STRAINS OR NATURAL COERCES IN THE PROPERTY AS SHOWN ON THIS SURVEY.
 5. ELEVATIONS REFER TO OFFICIAL DATUM OF THE COUNTY OF KINGS INDICATES GRADE ESTABLISHED IN HIGHWAY DATUM WHICH IS 4.66 FEET ABOVE U.S.C. & G.S. DATUM.
 6. NO SUBSURFACE UTILITY INFORMATION WITHIN THE PROPERTY IS SHOWN. CONTACT ONE CALL TO HAVE ALL SUBSURFACE UTILITY INFORMATION WITHIN THE PROPERTY MARKED OUT PRIOR TO CONSTRUCTION. THE SURVEYOR WILL NOT BE LIABLE OR HELD RESPONSIBLE FOR DAMAGES TO SUBSURFACE UTILITIES EITHER WITHIN OR OUTSIDE THE SURVEYED PROPERTY DUE TO CONSTRUCTION.
 7. THE USER OF THIS SURVEY EXPRESSLY UNDERSTANDS AND AGREES THAT THE SURVEYOR MAKES NO CLAIM AND DOES NOT GUARANTEE THAT THE SURVEY SHOWN HEREON ARE PUBLIC OR THAT ANY PROPERTIES SHOWN ON THIS SURVEY WILL BE ABLE TO CONNECT TO SAME.
 8. THE USER OF THIS SURVEY EXPRESSLY AGREES AND UNDERSTANDS THAT SHOULD CHRISTOPHER BUCKLEY OR PRECISION SURVEYS BE FOUND LIABLE IN A COURT OF LAW FOR DAMAGES OR EMISSIONS ARISING FROM THIS SURVEY THAT THE LIMIT OF LIABILITY IS THE PRICE PAID FOR THIS SURVEY.
 9. DO NOT USE THIS SURVEY UNLESS YOU AGREE AND CONSENT TO ALL OF THE ABOVE.

FOR BUILDING DEPARTMENT USE ONLY
TOTAL LOT #13 AREA IS 2500.0 sq.ft.
TOTAL LOT #14 AREA IS 2500.0 sq.ft.

TOPOGRAPHIC SURVEY

LOCATED AT:
430-432 Johnson Avenue, Brooklyn
County of Kings
City and State of New York

TAX DESIG: Block 2992, Lots 13, 14

Precision Surveys

TITLE-ARCHITECTURAL-BOUNDARY-CONSTRUCTION

40 FRANKLIN AVE. FRANKLIN SQUARE, N.Y. 11010

Phone (718)475-1571 • (516)488-1608 • Fax (718)408-0026

CHRISTOPHER M. BUCKLEY

PROFESSIONAL LAND SURVEYOR

CERTIFIED TO:

Astral Weeks

DATE: October 11, 2012

SCALE: 1" = 20'

Job No. 30616
Drawn by JG

NOTE:
AREA INDICATED IS SHOWN ON FINAL SECTION MAP # 6/14, CITY OF NEW YORK, BUREAU OF BROOKLYN.

NOTE:
PLEASE CONTACT APPROPRIATE UTILITY FOR GAS AND ELECTRIC MAIN INFORMATION

LEGEND:

CATCH BASIN — C.B.
TREE DIAMETER — T.D.
UTILITY POLE — U.P.
CURB AND CURB CUT — C.C.
OVERHEAD SERVICE WIRES — O.S.W.
GAS G.V. INVERT — G.V.I.
ELECTRIC — E.
TELEPHONE — T.
SEWER — S.
WATER — W.
FIRE HYDRANT — F.H.

TRAFFIC SIGN — T.S. — CELLAR ENTRANCE — C.E. — PARKING METER — P.M.
CHAIN LINK FENCE — C.L.F. — PLANTING — P.L. — PLACEMENT — P.M.
DISTING. ELEVATION — D.E. — TOP OF CURB — T.O.C.
BOTTOM OF CURB — B.O.C. — DROP CURB — D.C.
CENTER LINE OF STREET — C.L.S. — UTILITY GRADES — U.G.
G.S. BLUE — G.S. — METAL DOOR — M.D.



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