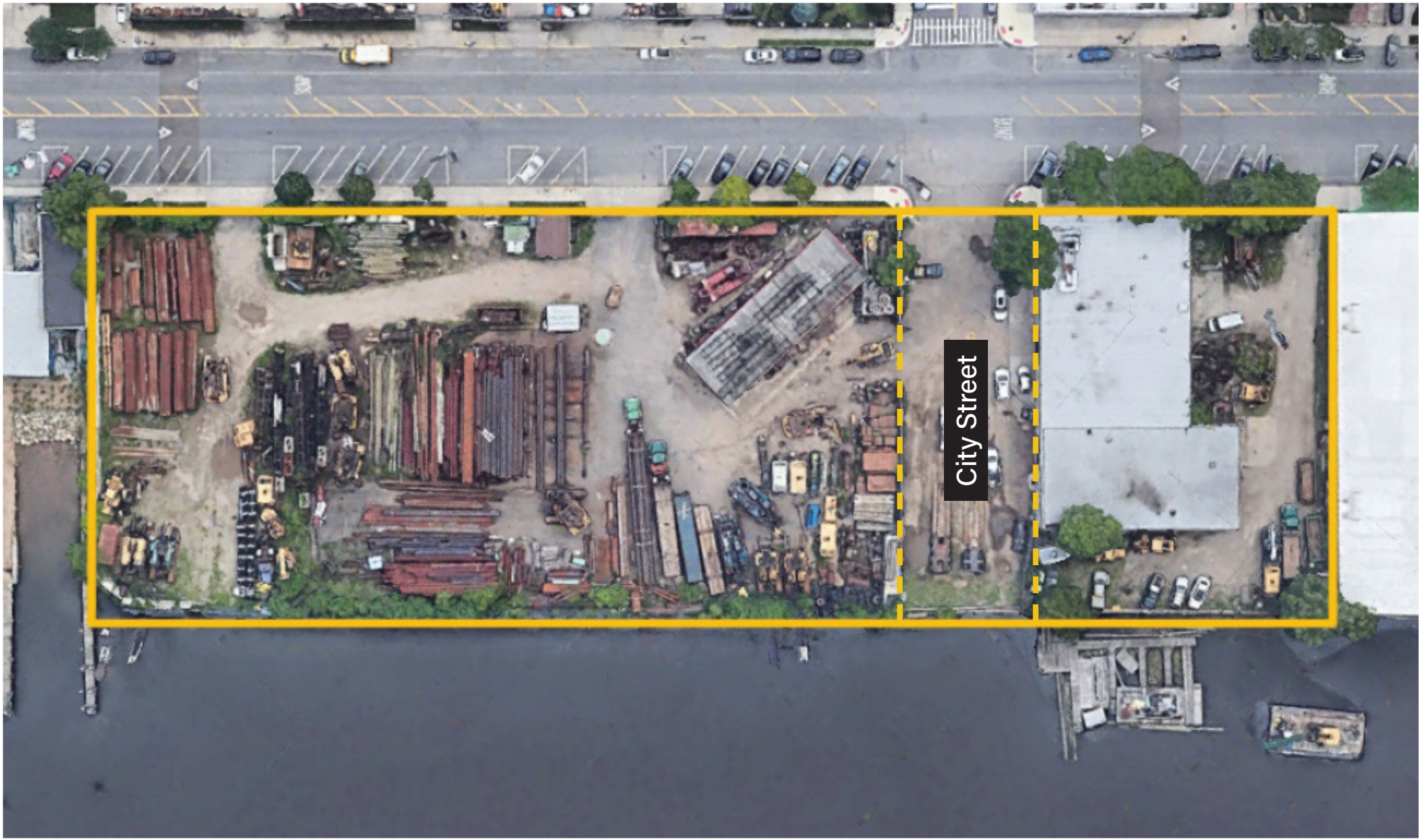
89,563 SF INDUSTRIAL LAND AND 11,275 SF BUILDING

2300 East 69th Street, Brooklyn

DY REALTY GROUP



Property Description

DY Realty Group, LLC is pleased to announce that it has been retained on an exclusive basis to handle the sale of 2300 East 69th Street in Bergen Beach, Brooklyn.

The site consists of a 109,838 sf plot with an 11,275 sf 1-story industrial building and 89,563 sf of excess land / parking. The property is zoned M1-1 and has 550 feet of frontage on East 69th Street.

Located in Bergen Beach, Brooklyn, 1.5 miles from Flatbush Avenue, which provides commercial access to the five boroughs of New York City.

Total Building	8,670 sf 1-Story
Total Land	89,563 sf
Plot Size	109,838 sf
Zone	M1-1
Frontage	550' on E. 69th Street
Property Taxes	$116,107.00 (2022/2023)
Block / Lots	8446 / 31 & 8437 / 49, 54
Asking Price	***Call or E-mail***

Site Breakdown

1 2300 East 69th Street

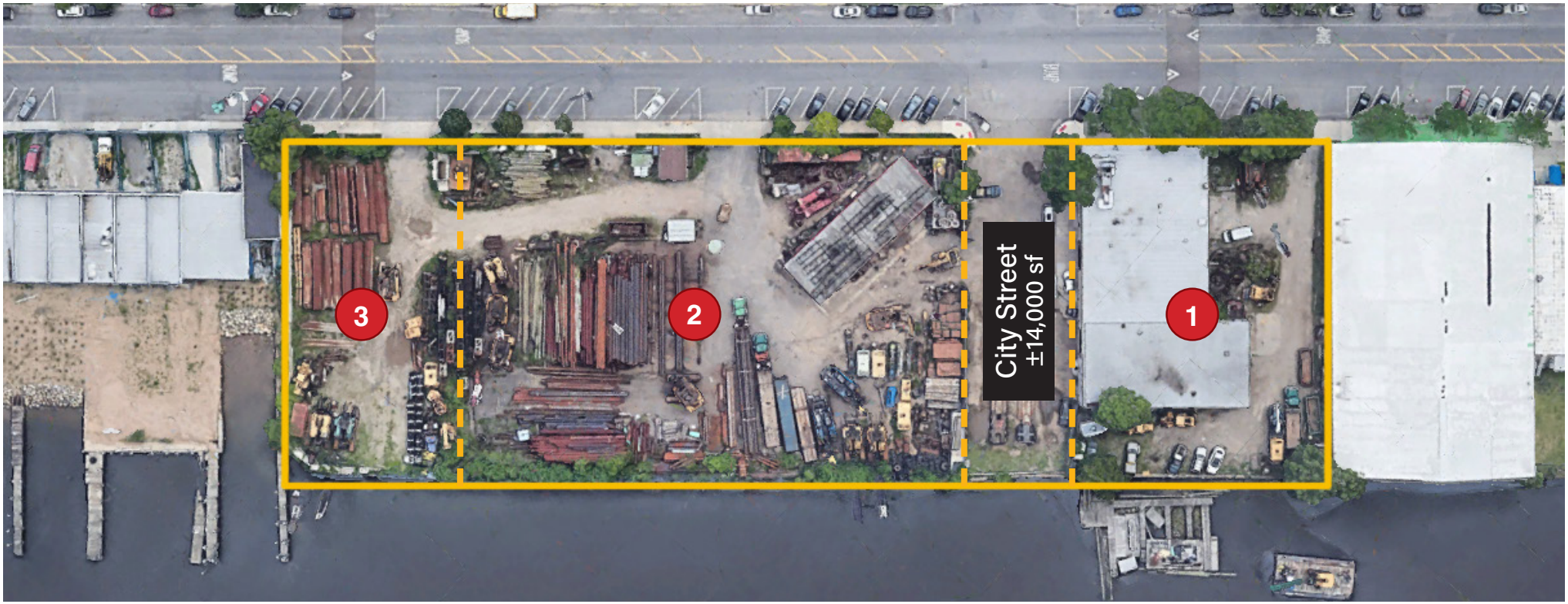
Total Building	11,025 sf 2-Story
Total Plot	30,000 sf
Zone	M1-1
FAR	1.0 Commercial
Taxes	$65,300.00
Block / Lot	8446 / 31

2 2250 East 69th Street

Total Building	250 sf
Total Plot	60,000 sf
Zone	M1-1
FAR	1.0 Commercial
Taxes	$36,443.00
Block / Lot	8437 / 54

3 No Address

Total Plot	19,838 sf
Zone	M1-1
FAR	1.0 Commercial
Taxes	$14,364.00
Block / Lot	8437 / 49

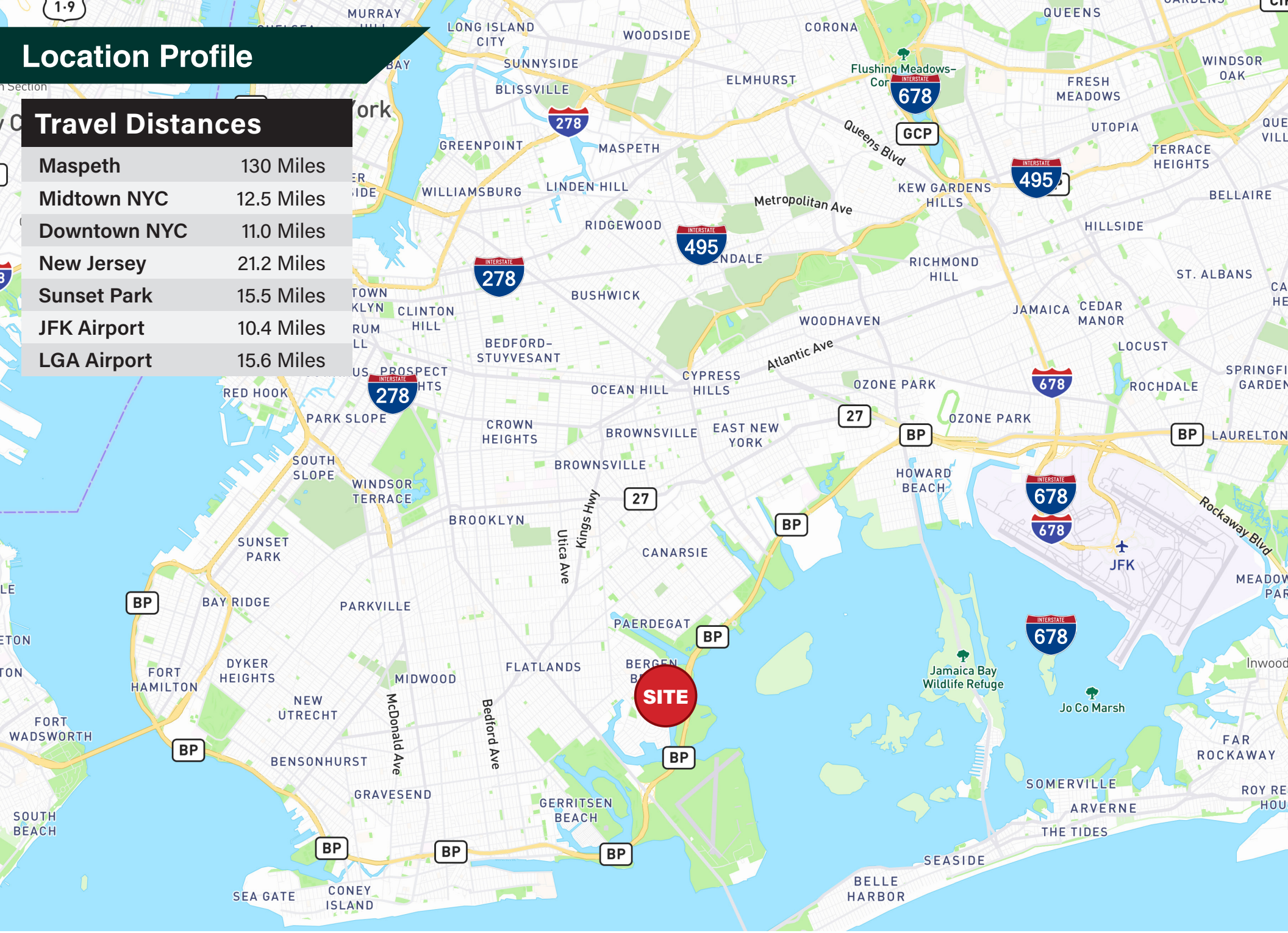


Area Profile

Location Profile

Travel Distances

Maspeth	130 Miles
Midtown NYC	12.5 Miles
Downtown NYC	11.0 Miles
New Jersey	21.2 Miles
Sunset Park	15.5 Miles
JFK Airport	10.4 Miles
LGA Airport	15.6 Miles



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