

For Sale or Lease

Sunset Park Commercial Building With Parking And Billboard

4018 3rd Avenue, Brooklyn, NY 11232

Brooklyn Block: 712 Lots: 43, 45

2 story, 8,000 sq.ft with drive-in doors; 1,000 sq.ft office space; High Ceilings on both floors; 3 phase power; M1-2 Zone; FAR – 2.00

40' billboard is available on the roof, which is visible from the B.Q.E that the owner has used since approximately 1956



Property is located on the corner of 41st Street and 3rd Avenue, under the B.Q.E and is walking distance to the D, N & R subway stops on 4th Avenue.

Sale Price: \$5,500,000

Real Estate Taxes: \$21,000 year

Lease Price: \$14,000 per month plus billboard if required

KAPLON-BELO

Commercial & Industrial Real Estate

37-30 Review Avenue #101 • Long Island City, N.Y. 11101 • Fax 718-706-0938 • Tel 718-392-3456

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