

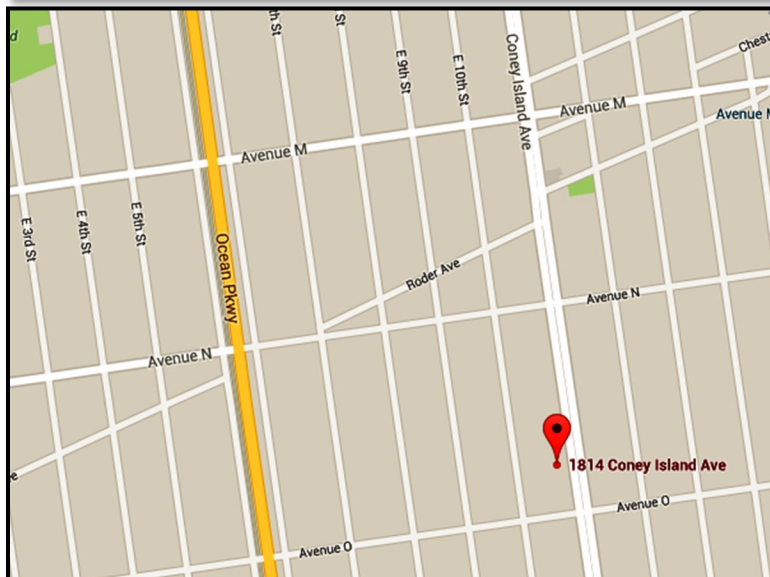
1814 CONEY ISLAND AVENUE BROOKLYN, NY 11230

IMMEDIATELY AVAILABLE FOR SALE

**GREAT FOR RESTAURANT,
RETAIL, USER, INVESTOR,
OR FOR COMMUNITY
FACILITY DEVELOPMENT.**

FEATURES:

- **BUILDING SIZE: 4,000 SF**
- **PLOT SIZE: 4,000 SF**
- **BLOCK/LOT: 6592 / 41**
- **40' FRONTAGE ON
CONEY ISLAND AVENUE**
- **C8-2 ZONING**
 - 2 FAR FOR COMMERCIAL
 - 4.8 FAR FOR COMMUNITY FACILITY
- **REAL ESTATE TAXES: \$22,432.16 PA**
- **EASY ACCESS TO:**
 - BELT PARKWAY
 - OCEAN PARKWAY
 - BROOKLYN-QUEENS EXPRESSWAY
- **CLOSE TO **B68** BUS
AND **B Q** SUBWAYS**



**FOR ADDITIONAL INFORMATION
CONTACT EXCLUSIVE AGENT:**

718-786-5050

Brokers cooperation encouraged.

BEN FEIG

bfeig@greiner-maltz.com

MOSHE MOSKOVITZ

mmoskovitz@greiner-maltz.com

Any information set-forth herein has been obtained from sources deemed reliable, however, we have not verified it, and make no representation or warranty of any kind, including without limitation: condition: either latent or patent, size or manner of construction of the property, compliance with local law, and environmental conditions. All information submitted herein is subject to errors and omissions, and the right of our principal(s), to withdraw, modify, or condition the listing without prior notice.

GREINER-MALTZ
www.greiner-maltz.com