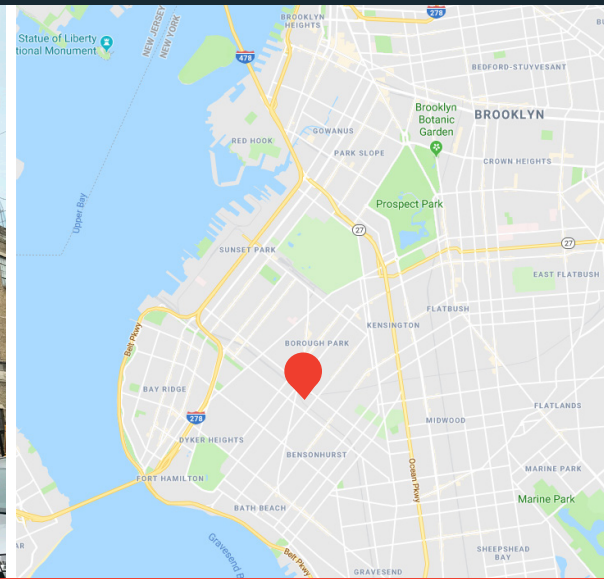


SALE OR LEASE

Multi Purpose Loft Building User / Investor

1529 63rd Street

BROOKLYN, NY 11219



ADDRESS	1529 63rd Street aka 1524-1530 62nd Street aka 1523-1529 63rd Street, Brooklyn, NY 11219
LOCATION	Between 15th and 16th Avenues
BOROUGH	Brooklyn
BLOCK/LOT	5530 / 16
LOT DIMENSIONS	68.75 ft x 200 ft
LOT SIZE	± 13,800 SF
BUILDING SIZE	± 13,800 SF Basement ± 13,800 SF First Floor ± 13,000 SF Second Floor ± 13,000 SF Third Floor ± 53,600 SF Total
CEILING HEIGHTS	12'-16'
ZONING	M1-1
FAR AS BUILT	2.70 Overbuilt
MAX FAR	1.00 Commercial 2.40 Community Facility
AIR RIGHTS	None

FEATURING

- IDEAL USE FOR SCHOOL, OFFICE, OR MEDICAL
- Windows on Three Sides
- 2-Street Frontage (62nd & 63rd Streets)
- Two Loading Docks
- 1 Freight Elevator
- Fully Sprinklered
- Dry Basement with Windows to the Street
- Close Proximity to **D** **N** & **W** trains and B4, B8, B9, & B64 buses.
- Immediate Vacant Possession

PLEASE CONTACT EXCLUSIVE AGENT FOR MORE INFORMATION:

BEN FEIG

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(718) 786-5050 x229

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