



5202-5204 Church Ave Brooklyn, NY 11203

Asking Price: For Sale or Lease

EAST FLATBUSH COMMERCIAL RETAIL SPACE FOR SALE

Property Highlights

SVN CPEX Real Estate has been exclusively retained to market for sale the commercial building at 5202-5204 Church Avenue ("the Property"), located in the East Flatbush neighborhood of Brooklyn, NY 11203. The property will be delivered vacant

5202- 5204 Church Avenue is a one story retail building located on the corner of Church Avenue and East 52nd Street. With a foot print of 40.25' by 100.08', the lot measures approximately 3,904 square feet. The building is built nearly full to the lot size and contains 3,595 square feet on the ground floor, including a garage, and has a full basement. Additionally the property is well served by a number of nearby bus lines, including the B35 and B46.



Property Facts

LOCATION:	Corner of Church Ave & E. 52nd St
BLOCK & LOT:	4700_1
LOT DIMENSIONS:	40.25' x 100.07'
LOT SF:	3,904 SF*
BUILDING DIMENSIONS:	40.25' x 100.07'
GROUND FLOOR SF:	3,595 SF
BASEMENT:	3,595 SF
ZONING:	C1-2/R5
COMMERCIAL FAR:	1.00
RESIDENTIAL FAR:	1.25
ASSESSMENT (20/21):	\$546,750
RE TAXES (20/21):	\$40,182

For Further Information, Please Contact Exclusive Leasing Team:

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All information contained herein was provided by or obtained from the owner of the property or from sources that we deem reliable. Though we have no reason to doubt the validity of the information, we do not warrant any information disclosed. It is strongly urged that the prospective tenant/purchaser carefully verify each item of size, RE Taxes, permitted legal use, and other information presented herein.