

DEVELOPMENT SITE FOR SALE

1425-1427 HART PLACE, BROOKLYN NY 11224

PRE-APPROVED PLANS



FOR MORE INFORMATION ON THIS PROPERTY PLEASE CALL OUR OFFICE: **718.517.8700**

PROPERTY DETAILS

CROSS STREETS

HART PLACE & WEST 15TH ST

NEIGHBORHOOD

CONEY ISLAND

LOT SIZE

1425 HART PL - 20 FT X 122 FT

1427 HART PL - 46 FT X 124 FT

BLOCK & LOT

6997-0155 & 6997-0157

ZONING

M2-1, M1-2

PROPERTY TAXES

1425-1427 HART PL- \$13,649/YEAR

PRE-APPROVED PLAN SIZE

28,701 SF

HIGHLIGHTS

- 72' OF FRONTAGE
- PROPOSED 32 PARKING SPACES
- STEPS FROM PUBLIC TRANSPORTATION
- GREAT INVESTMENT OPPORTUNITY

OFFERING PRICE

\$4,200,000.00

DEVELOPMENT FLOORS & USES

FLOOR 1 - 3,820.4 SF: MANUFACTURING & COMMERCIAL

FLOOR 2 - 4,165.6 SF: MANUFACTURING

FLOOR 3 - 4,145 SF: MANUFACTURING

FLOOR 4 - 3,992.2 SF: COMMERCIAL & OFFICES

FLOOR 5 - 3,971.6 SF: COMMERCIAL & OFFICES

FLOOR 6 - 3,971.6 SF: COMMERCIAL & OFFICES

FLOOR 7 - 3,971.6 SF: COMMERCIAL & OFFICES

ROOF - 663.7 SF: COMMERCIAL



FOR MORE INFORMATION ON THIS PROPERTY PLEASE CALL OUR OFFICE: **718.517.8700**

LOCATION OVERVIEW



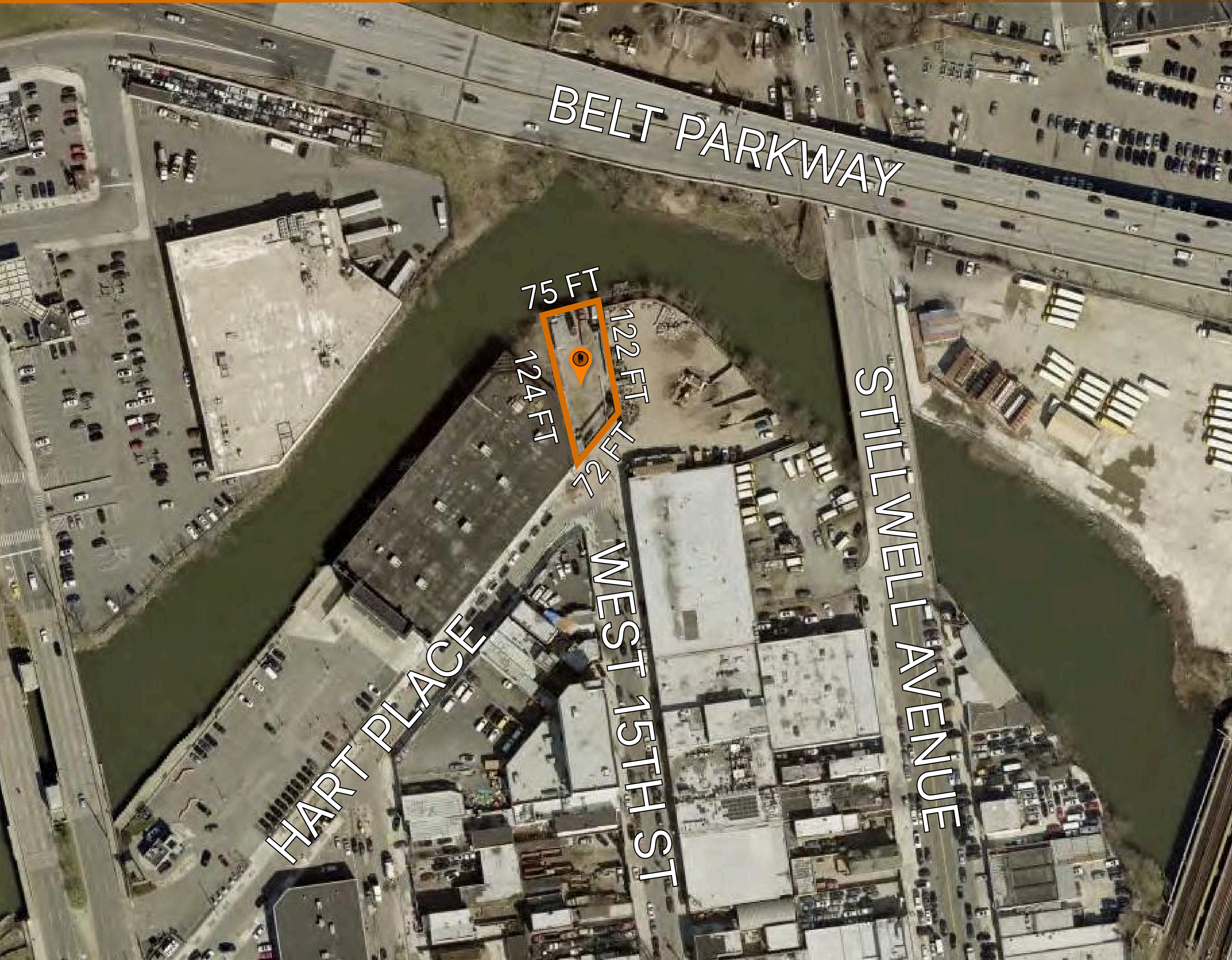
TRANSPORTATION

1425-1427 HART PLACE, BROOKLYN NY 11224

NEIGHBORHOOD
CONEY ISLAND
 BLOCK & LOT
6997-0155 & 0157
 ZONING
M2-1, M1-2

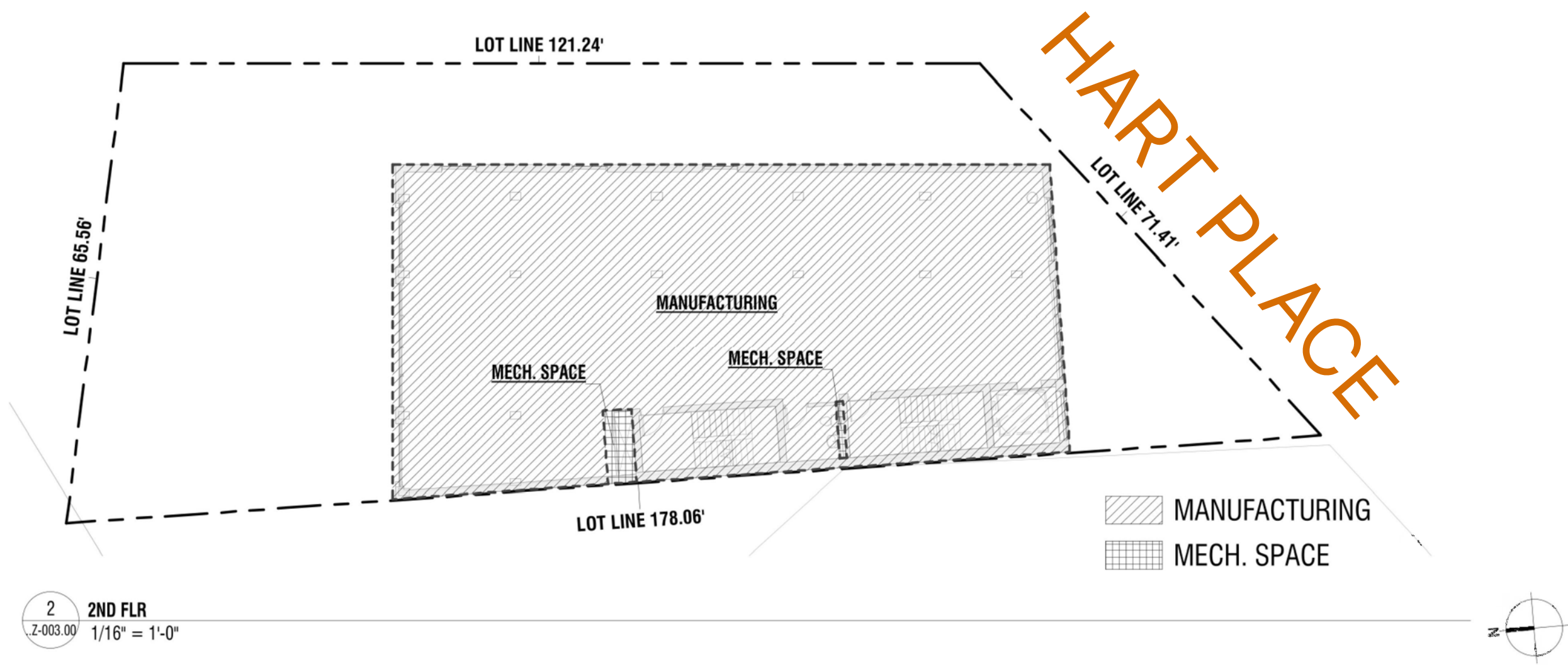
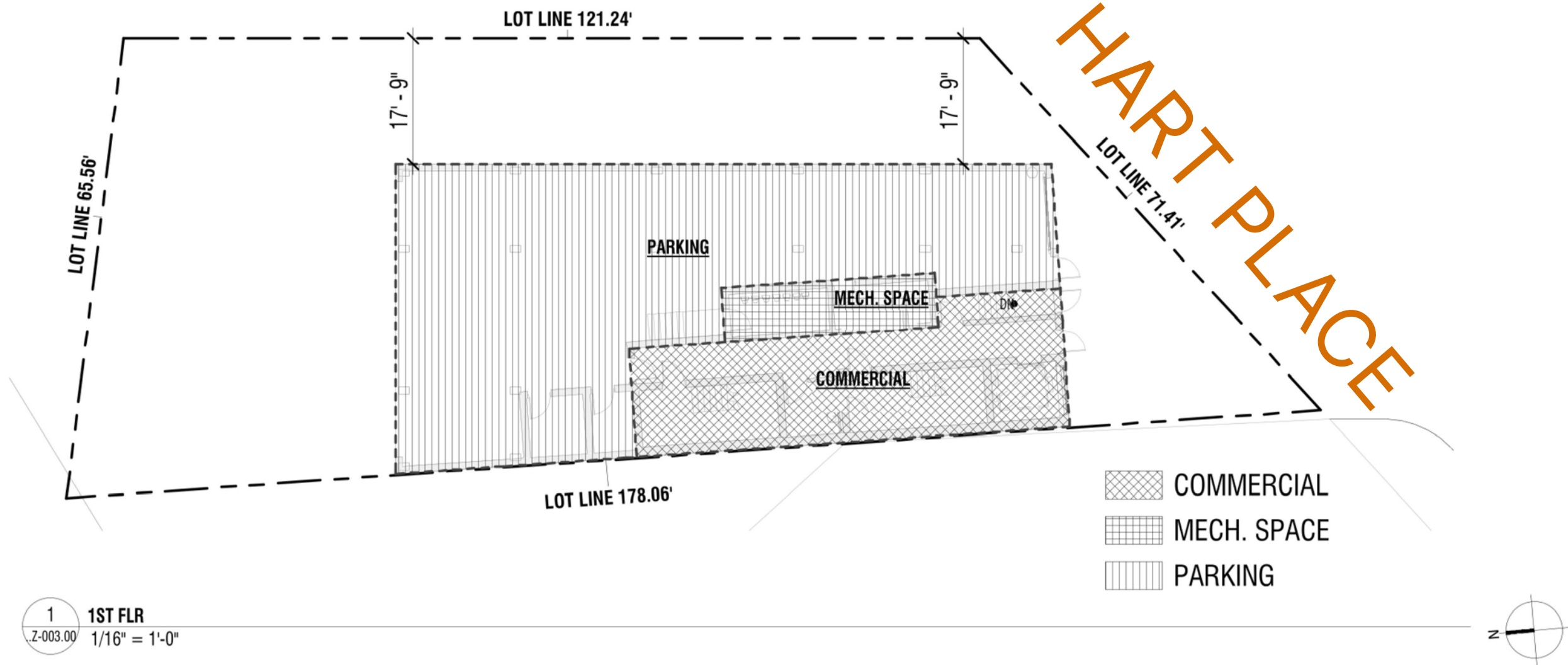
FOR MORE INFORMATION ON THIS PROPERTY PLEASE CALL OUR OFFICE: 718.517.8700

AERIAL VIEW

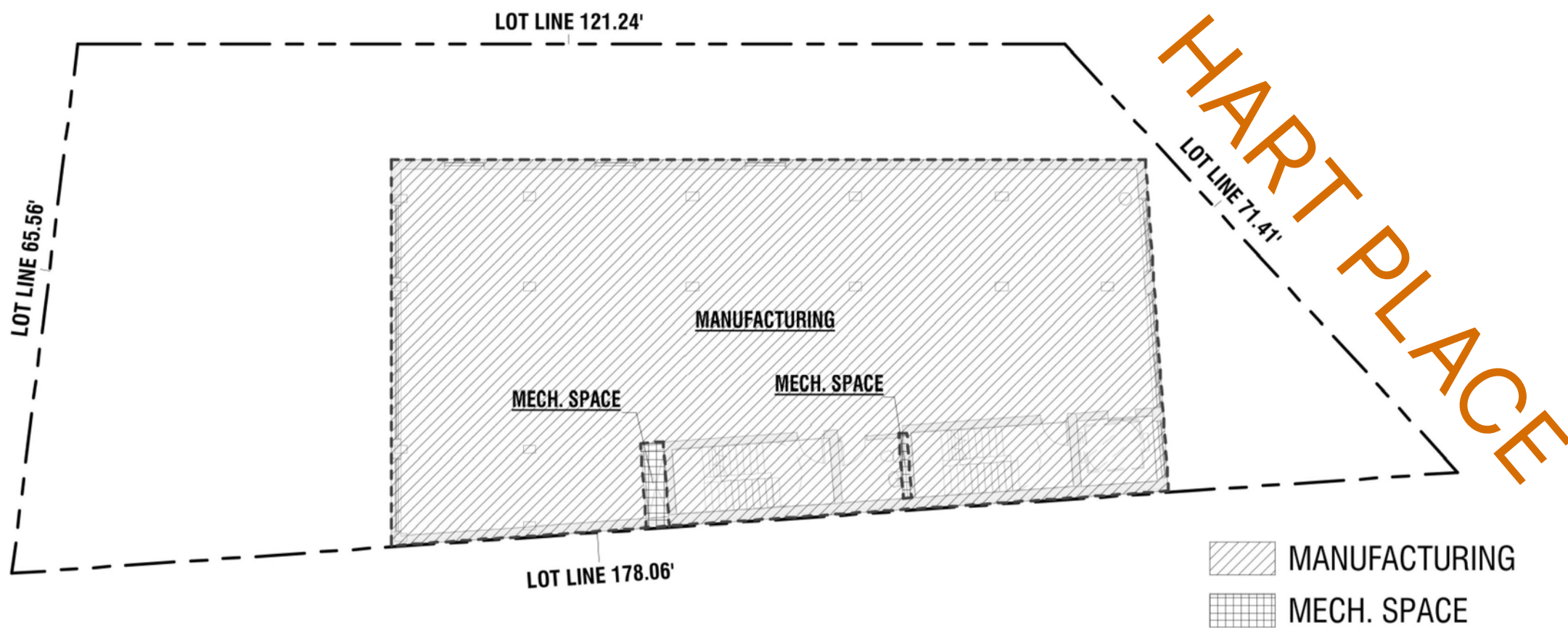


FOR MORE INFORMATION ON THIS PROPERTY PLEASE CALL OUR OFFICE: **718.517.8700**

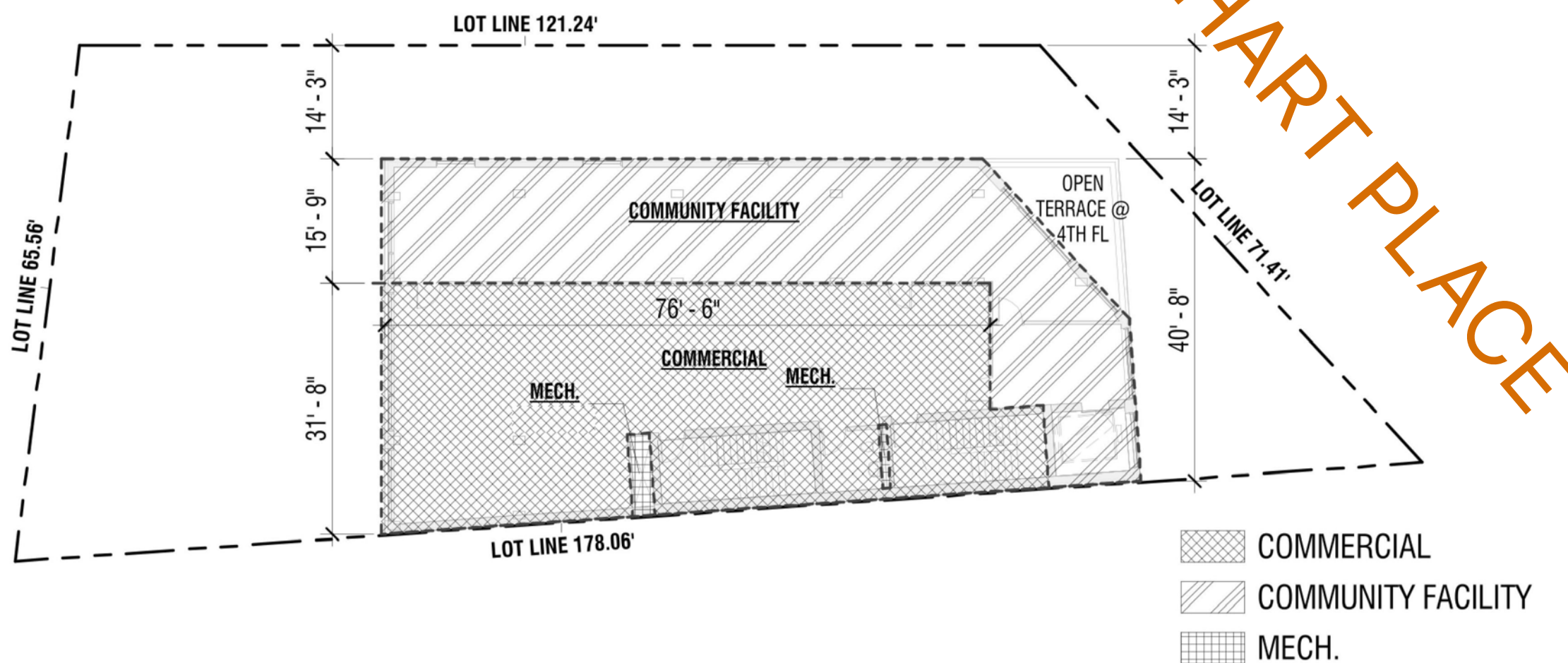
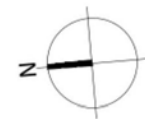
1ST & 2ND FLOOR PLAN



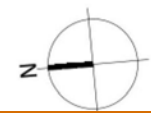
3RD & 4TH FLOOR PLAN



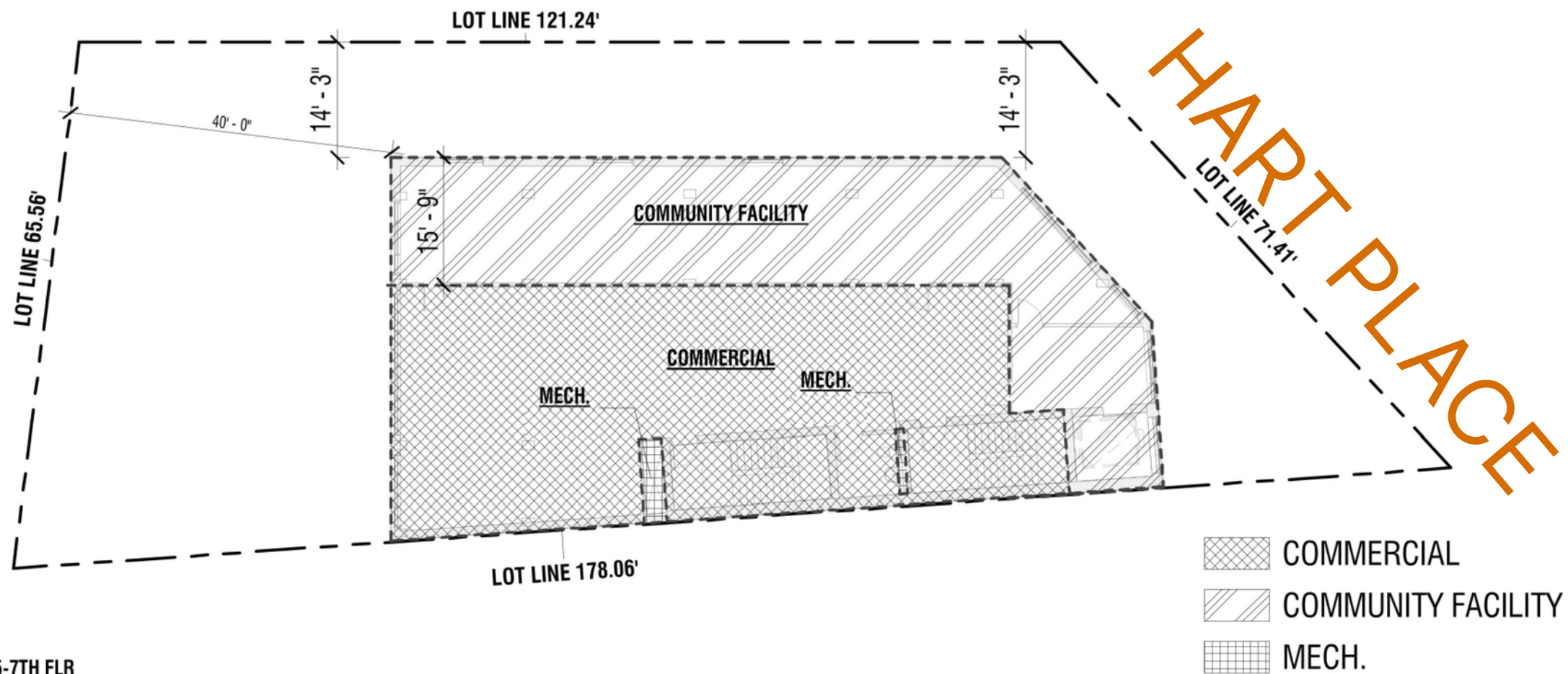
3 3RD FLR
Z-003.00 1/16" = 1'-0"



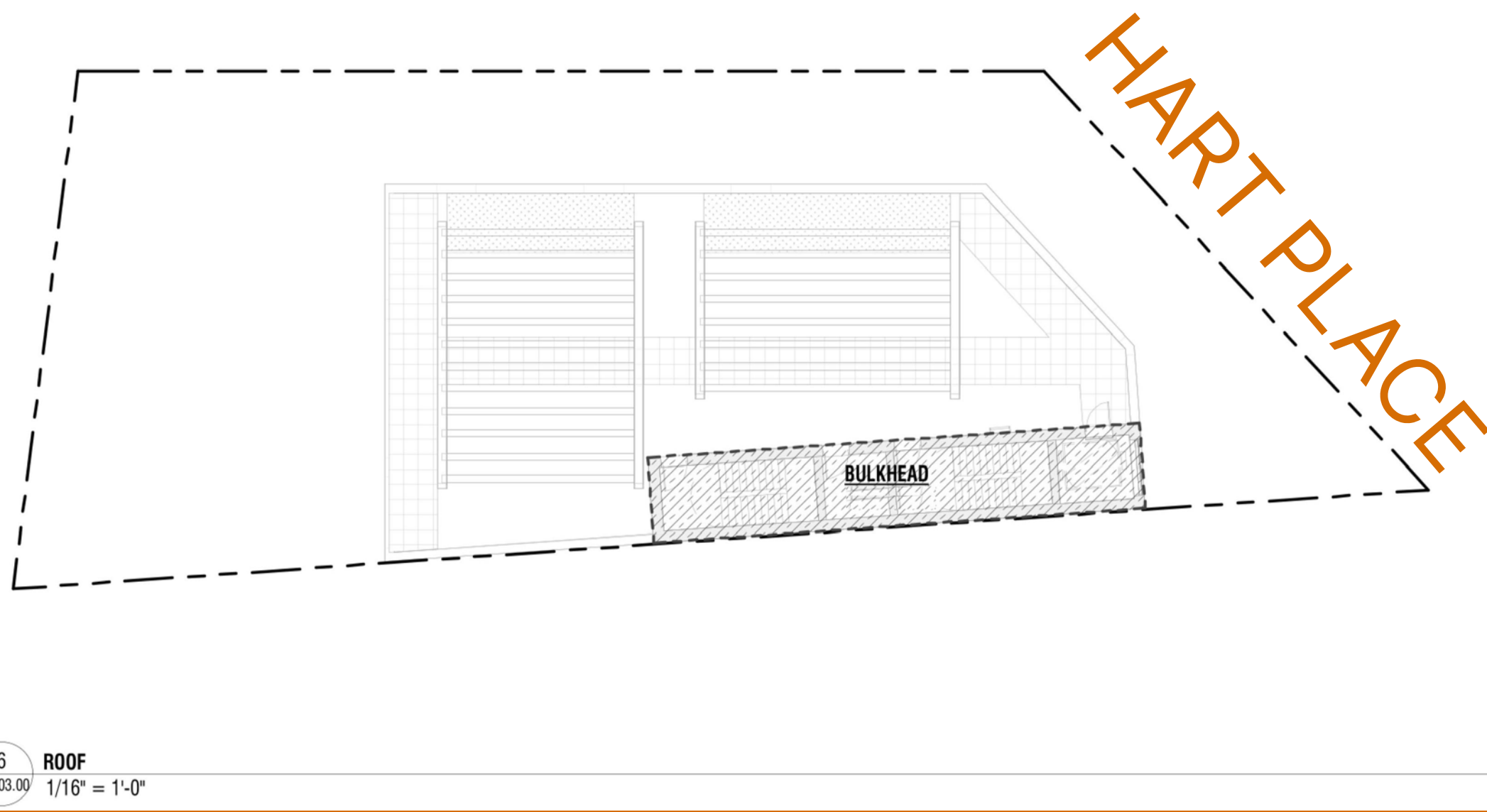
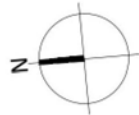
4 4TH FLR
Z-003.00 1/16" = 1'-0"



5TH-7TH & ROOF FLOOR PLAN



5 TYP. 5-7TH FLR
Z-003.00 1/16" = 1'-0"



6 ROOF
Z-003.00 1/16" = 1'-0"



CONTACT US



CONTACT EXCLUSIVE BROKER



VADIM ATBASHYAN
CELL: 516.852.1601
VADIM@COMMERCIALACQ.COM



FOR MORE INFORMATION ON THIS PROPERTY PLEASE CALL OUR OFFICE: 718.517.8700

© 2500 CONEY ISLAND AVENUE, 2ND FLOOR, BROOKLYN, NY 11223 ☎ 516.852.1601 ✉ VADIM@COMMERCIALACQ.COM 🌐 COMMERCIALACQ.COM

COMMERCIAL ACQUISITIONS INC. HAS MADE EVERY EFFORT TO OBTAIN THE INFORMATION REGARDING THESE LISTINGS FROM SOURCES DEEMED RELIABLE. HOWEVER, WE CANNOT WARRANT THE COMPLETE ACCURACY THEREOF SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE. WE RECOMMEND TO THE BUYER THAT ANY INFORMATION, WHICH IS OF SPECIAL INTEREST, SHOULD BE OBTAINED THROUGH INDEPENDENT VERIFICATION. ALL MEASUREMENTS MAY BE APPROXIMATE.