



8313 DITMAS AVE
BROOKLYN, NY 11236

FOR
SALE

~ 3,100 SF Corner Building on 2,403 SF Lot



Prime Warehouse / Office / Retail

PROPERTY INFORMATION

LOCATION	Just east of Ralph Avenue
BLOCK / LOT	7908 / 170
BUILDING SF	3,100 Approx. • 348 SF (Office) • 845 SF (Retail/Showroom) • 1,860 SF (Factory)
LOT SF	2,403 (54.15' x 60.42')
ZONING	C2-2, R4
FAR	1.29
TAXES CLASS	4
TAXES ['26-'27]	\$20,171

HIGHLIGHTS

- 25' CEILING
- HVAC
- FIREPROOF CONSTRUCTION
- SPACIOUS OPEN-PLAN OFFICE + PRIVATE EXECUTIVE OFFICE
- RETAIL COMPONENT
- GAS HEAT
- LARGE DRIVE-IN DOOR

ASKING PRICE ► \$2,100,000

For complete offering information or
inspection, please contact broker:

LEON LIPO
LLIPO@CTNYC.COM
646-942-4172

97-77 QUEENS BLVD SUITE 1120, REGO PARK, NY 11374 • 718-937-8100 • WWW.CTNYC.COM

All information is from sources deemed reliable and is submitted subject to errors, omission, changes of price or other conditions, prior to sale, rent, and withdrawal without notice.



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WAREHOUSE



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PRIVATE EXECUTIVE OFFICE



OFFICE



SHOWROOM



SHOWROOM

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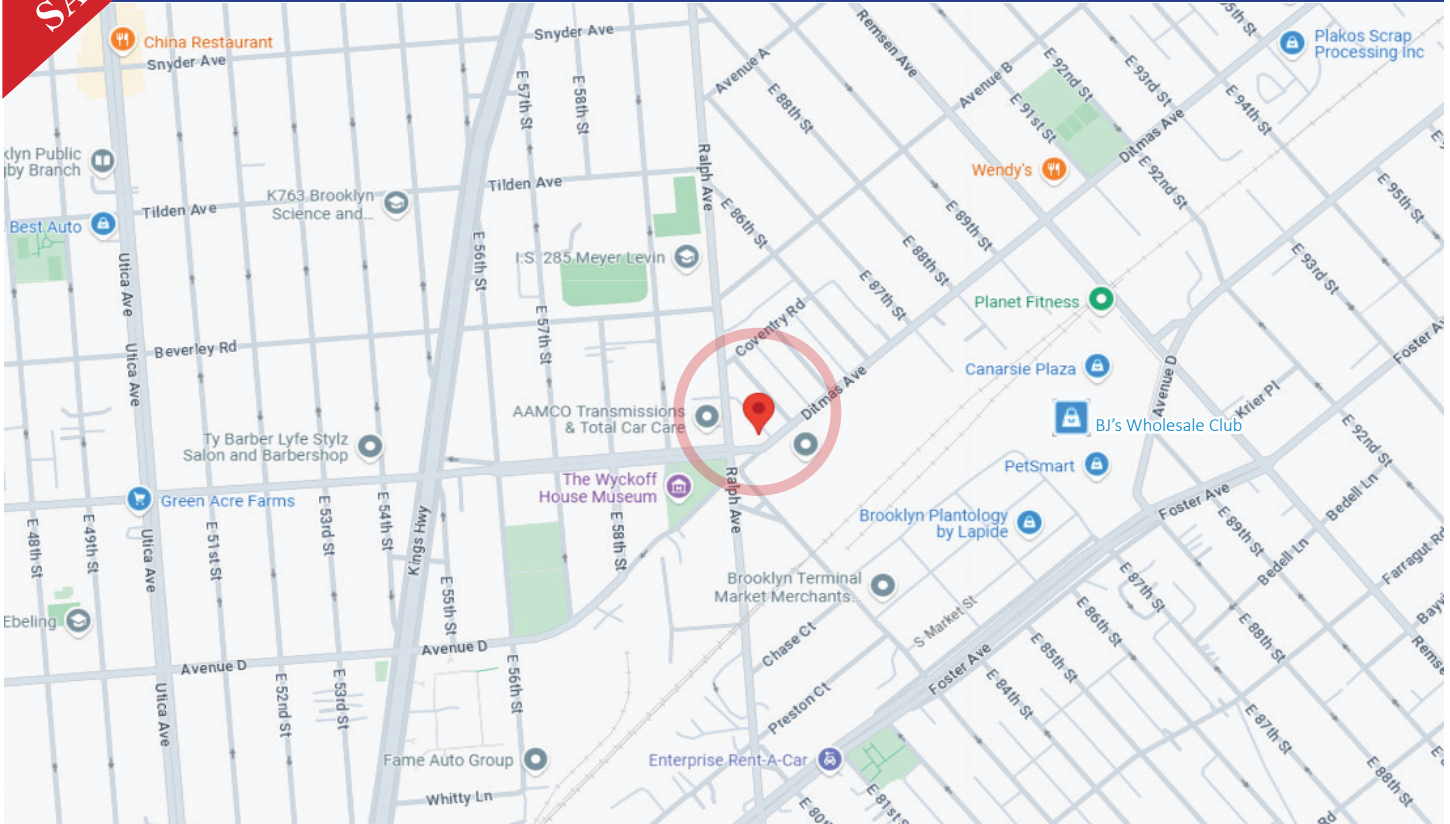
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Transportation



Transit/Subway

Canarsie-Rockaway Parkway		4 min drive	1.3 mi
Saratoga Avenue		3 min drive	1.3 mi
Sutter Avenue-Rutland Road		4 min drive	1.5 mi
East 105 Street		6 min drive	1.5 mi
Rockaway Avenue (3,4 Line)		5 min drive	1.5 mi



Buses

Ralph Av & Clarendon Rd	0 min drive	0.1 mi
Avenue B & Ralph Av	0 min drive	0.2 mi
Ralph Av & Avenue B	0 min drive	0.2 mi
Ralph Av & Chase Ct	0 min drive	0.2 mi
Beverly Rd & E 58 St	1 min drive	0.3 mi



Commuter Rail

East New York	5 min drive	2.8 mi
Nostrand Avenue	10 min drive	3.4 mi

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