



# SHEEPSHEAD BAY PRIME LOCATION

1786 Sheepshead Bay Rd  
Brooklyn, NY 11235

FOR  
SALE

~3,920 SF Story Building with Backyard



## PROPERTY INFORMATION

LOCATION	Sheepshead Bay Rd between Emmons Ave and Bay Ct
BLOCK / LOT	8771 / 123
BUILDING SF	3,920 (Dimensions: 20' x 55')
LOT SF	2,128 (Dimensions: 20' x 114.67')
STORIES	3 (1 Store + 2 Apartments)
RE TAXES	\$6,127
ZONING	R6, C2-2
RESIDENTIAL FAR	2.43
FACILITY FAR	4.8
UNUSED FAR	1,256 SF

**SALE PRICE ► \$2,500,000**

## RENT ROLL

UNIT	SIZE	MONTHLY	ANNUAL	LEASE TERMS
Restaurant	980 SF	\$4,500	\$54,000	No Lease
Apartment 2FL	980 SF	\$2,500	\$30,000	No Lease
Apartment 3FL	980 SF	\$2,800	\$33,600	No Lease
Free Market Rental Units				

For complete offering information or inspection, please contact exclusive brokers:

**Don L. Solomon**  
DLSOLOMON@CTNYC.COM  
917-328-3203

**Steve Mourelatos**  
STEVE@CTNYC.COM  
516-551-8481

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.





# SHEEPSHEAD BAY PRIME LOCATION

1786 Sheepshead Bay Rd  
Brooklyn, NY 11235

FOR  
SALE

~3,920 SF Story Building with Backyard



2ND FL - 2BR APARTMENT



3RD FL - 2BR APARTMENT



## TRANSPORTATION

Sheepshead Bay Rd/Emmons Ave

Bus stop ·

B4 B49

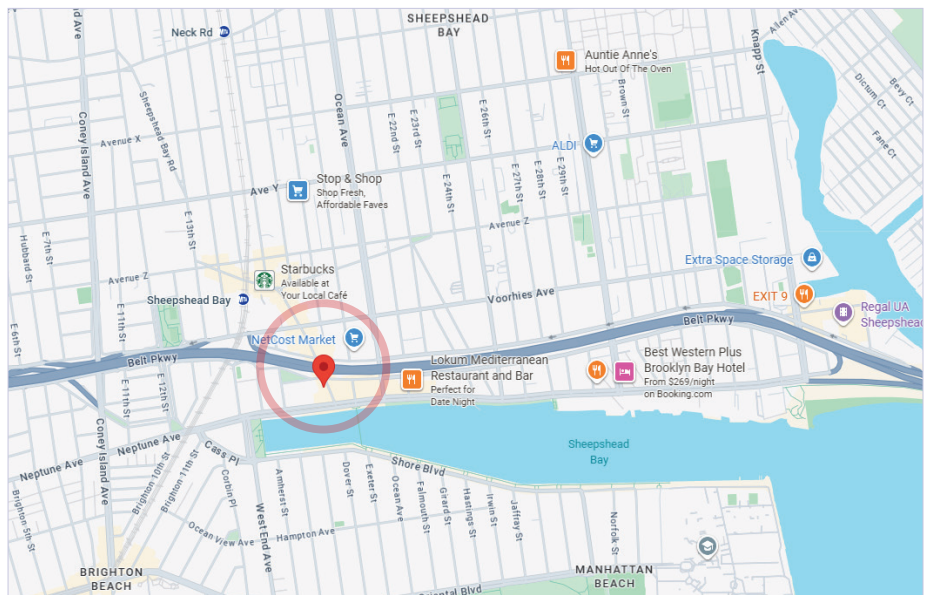
1 min (167 ft)

Sheepshead Bay

Subway station

B Q

6 min (0.2 mile)



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.