

EXCLUSIVE FOR SALE OR LEASE

2402 MCDONALD AVENUE | BROOKLYN, NY 11223

# APPROX. 6,500 SF | PRIME RETAIL, FLEX, OR STORAGE HIGH VISIBILITY - IN THE HEART OF GRAVESEND



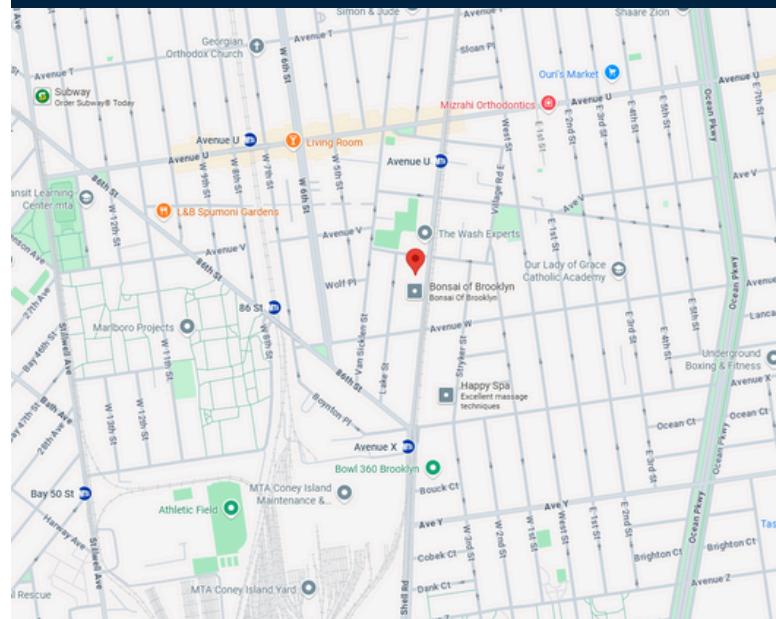
## FEATURES

- ONE-STORY BUILDING ON 7,000 SF LOT
- BLOCK 7149 / LOT 10
- CEILING HEIGHT 15'FT - 18'FT
- 2 - OVER HEAD DRIVE-IN DOORS
- PARKING
- OPPORTUNITY FOR OWNER-USER, INVESTMENT, OR REDEVELOPMENT
- PROPERTY TAXES \$41,494

## ACCESSIBILITY

- STEPS FROM THE F AND N SUBWAY LINES **F N**
- CLOSE PROXIMITY TO AVENUE U AND AVENUE X SHOPPING CORRIDORS

STRONG FOOT AND VEHICLE TRAFFIC AREA  
SURROUNDED BY DENSE RESIDENTIAL COMMUNITY AND  
THRIVING LOCAL BUSINESSES



## CONTACT EXCLUSIVE AGENTS

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