



**4702 Farragut Rd  
Brooklyn, NY 11203**

# TABLE OF CONTENTS

ABOUT US .....	3
BENEFITS OF WORKING WITH US .....	4
WHY LINK NY REALTY? .....	5
ABOUT 4702 Farragut Rd .....	6
PROPERTY DETAILS .....	7
CONTACT US .....	8



# ABOUT US

Link NY Realty is a boutique real estate company based in New York that specializes in the buying and selling of residential and commercial properties.

With years of experience, the Link NY Realty team understands the regulations surrounding real estate in New York which allows us to mitigate risk and close deals quickly.

At Link NY Realty, we utilize our expertise to link buyers and sellers and provide stress free closing. As a modern, dedicated real estate business, we are faster and more responsive than our competitors.

Here at Link NY Realty we offer a selling experience like no other through our investment in gaining maximum exposure for your property while screening potential buyers to ensure the best fit.

Let's make it happen together.



## BENEFITS OF WORKING WITH US

We work with knowledgeable and experienced:

- ▶ Real Estate Brokers
- ▶ Accountants
- ▶ Attorneys
- ▶ Lenders
- ▶ Construction Managers
- ▶ Property Managers
- ▶ Appraisers and Other Professionals

At Link NY Realty, we are experienced in every aspect of the real estate industry allowing us to provide our buyers with a unique and memorable experience.

Our team always works tirelessly to obtain optimal prices for our seller by staying informed about market prices and market conditions.



## WHY LINK NY REALTY?

At Link NY Realty, we are passionate and dedicated to finding our seller the right buyers for the best possible price.

Our team has years of knowledge and understanding of the real estate industry.

We oversee the entire sale process, from start to finish, and keep clients informed without inundating them with too much information, allowing clients to take a back seat with peace of mind.

Our sales range from single family to multi-family to condo apartments and commercial properties. We also work with attorneys, lenders, photographers and other vendors to sell the properties for top dollar.

At Link NY Realty, our goal is to sell our properties at top dollar, keep our clients satisfied, and compete with top real estate development companies.

Essentially, dealing with us means that you get to experience what a true real estate professional has to offer and should offer. To us, you are not just a client. We are partners and we will grow together. We look forward to working with you on the sale of your property.



## ABOUT 4702 Farragut Rd

4702 Farragut Road is located in Brooklyn, New York, within the East Flatbush neighborhood. This area is part of Brooklyn Community Board 17 and is characterized by a mix of residential and commercial properties.

The specific property at 4702 Farragut Road was built in 1931 and has a total square footage of 4,050. East Flatbush is a diverse area known for its vibrant community, offering a range of amenities and services to residents and visitors as well as on-site parking.

The neighborhood is generally bounded by Cortelyou Road and Holy Cross Cemetery to the north, Kings Highway to the east, Brooklyn Avenue to the west, and the LIRR BayRidge Branch to the south. This area allows for many uses of commercial buildings, including residential, indicating a versatile and dynamic neighborhood environment.

The building was formally use as a church which attracted congregates from all areas of the city and state. It is worth noting that properties in the area can have a range of uses, reflecting the diverse and dynamic nature of Brooklyn's neighborhoods. The corner property's location and its mention in real estate context suggest its prominence and potential as a valuable piece of real estate.

# PROPERTY DETAILS

- ▶ Parcel ID: 04786-0001
- ▶ Zoning: M1-1
- ▶ Property Sub-type: Commercial
- ▶ Number of Properties: 1
- ▶ Grade: C
- ▶ Building Size SF: 4,000
- ▶ Total Sq Ft: 4,050
- ▶ Stories: 2
- ▶ Taxes: \$24,000.00
- ▶ Year Built: 1931



## CONTACT US



### **Audrey Smart**

Licensed Real Estate SalesPerson

**Phone Number:** 914.563.2044

**Office Number:** 646.827.2256

**Email Address:** [Audrey@LinkNYRealty.com](mailto:Audrey@LinkNYRealty.com)

**Office Address:**

141 Parkway Road Suite 28, Bronxville, NY 10708



\*Information in this booklet believed to be true but not warranted