



1376 UTICA AVE, BROOKLYN, NY 11203

MAJOR REDUCTION | **FOR SALE | FIXER-UPPER ON 3,000 SF LOT**



2,000 SF BUILDING + 1,000 SF LAND

PROPERTY INFORMATION

LOCATION	On Utica Ave, Foster Ave, and Farragut Rd
BLOCK / LOT	4784 / 20
LOT SF	3,000
LOT DIMENSIONS	30'x100'
GROUND ELEVATION	19'
BUILDING	1
ROOF HEIGHT	14'
ALLOWED USABLE FLOOR	3,000 SF
ZONING	M1-1
COMMERCIAL FAR	1
PROPERTY TAX	\$5,904.52

TRANSPORTATION

TRAINS **2** **5** **Q**

BUS **B46** **B8** **B7**

ROADS

UTICA AVENUE

FOSTER AVENUE

FARRAGUT ROAD

MAJOR REDUCTION:
~~\$950,000~~ **\$895,000**

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

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