



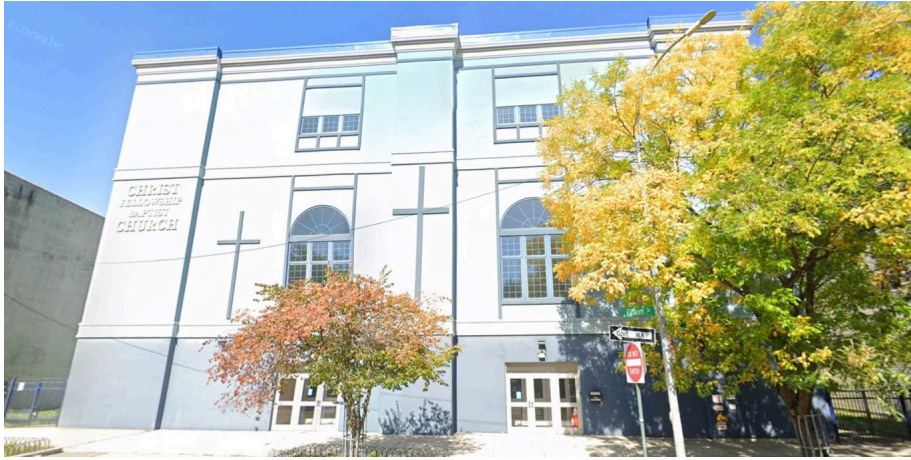
Ecclesiastical Realty LLC

11 Sumpter Street
Brooklyn, NY 11233

For Lease: **INQUIRE FOR PRICING**

3-story building located in Bedford-Stuyvesant close to A and C trains. Full ADA accessibility. 1 main elevator. 4 means of egress on each floor. The church occupies some office space on the 1st floor and uses the sanctuary on the 2nd floor for weekend service.

Lot Size	20,000 sf
Zoning	R6B R7D C2-4
Max Zoning Floor Area	33,774 sf
Frontage	52 feet



3rd floor unfinished space (approx. 15,000 sf)

1st Floor:

- 10 classrooms
- 2 communal ADA bathrooms
- Perfect for school, daycare, senior care or other programming. (Community District 3)

2nd Floor:

- 10,000 SF church sanctuary that can be shared and used as auditorium space.
- 2 communal ADA restrooms.

3rd Floor:

- Large open 15,000 SF space with high pitched ceiling (20 ft on each side and 40 ft in the middle).
- Ideal space for basketball courts, pickleball courts, fitness space, event space, and plenty of other uses.
- Space needs to be finished. HVAC and all mechanicals in place. 2 ADA restrooms.

Outdoor space:

- Approx. 7,500 SF available on Marion Street side.
- Can be used as parking or be developed into an outdoor play area or for other use.

Spaces can be rented all together or separately.

An Exclusive Listing by Ecclesiastical Realty LLC. Please Contact:

Valerie Cole Davis
516-567-3264