

EXCLUSIVE LISTING

5610 Clarendon Rd | Brooklyn, NY 11203
East Flatbush



RODRIGUEZ COMMERCIAL REALTY



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EXECUTIVE SUMMARY

5610 Clarendon Rd | Brooklyn, NY 11203
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Block/Lot	Bldg. Dimension	Zoning	Lot Size	Total SF
047771 / 0003	40' x 85'	R4, C2-2	40' x 100'	3,820

Rodriguez Commercial Realty (RCR) is pleased to present 5610 Clarendon Road (Block: 04777 Lot: 0003) located between East 56th Street and East 57th Street in the East Flatbush section of Brooklyn, NY. The subject property consists of one-story split level with 20 foot high ceilings, totaling 3,820 square feet. The building is built 40 ft x 85 ft and sits on a 40 ft x 100 ft lot zoned R4, C2-2.

This vacant property provides ample space for a variety of new and expanding business opportunities.

Investment Highlights

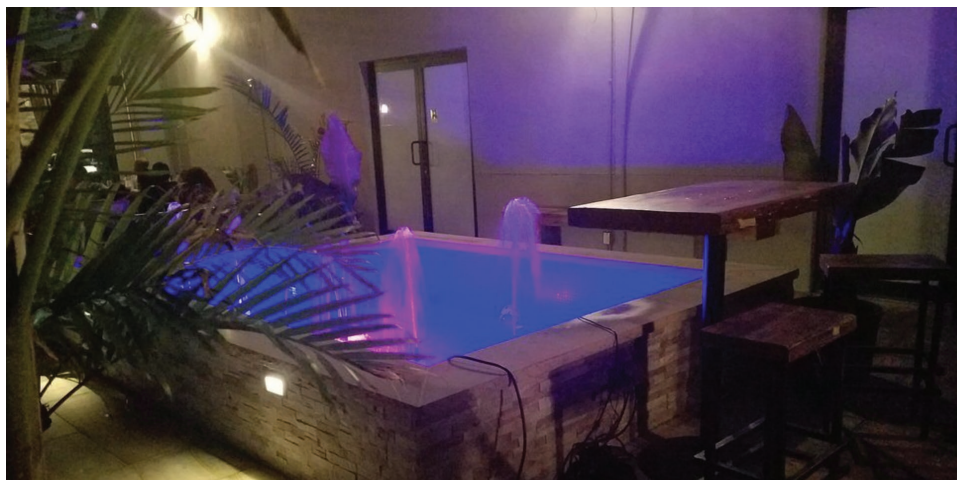
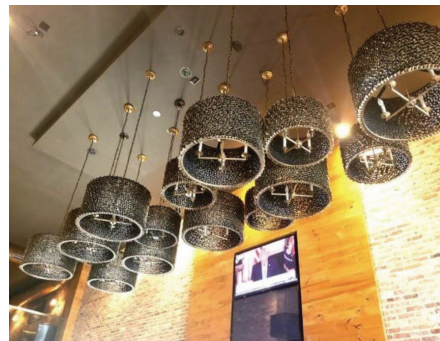
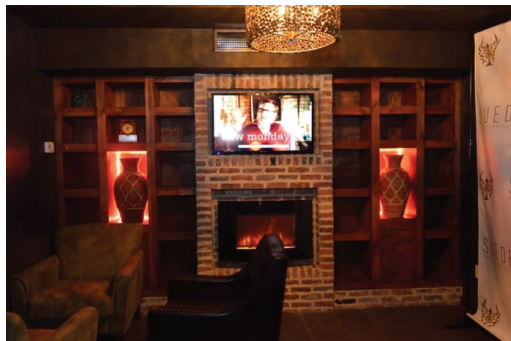
- Five Bathrooms
- Two Prep Kitchens
- Two Bars
- Column Free
- 20' Ceiling Clearance

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PROPERTY PHOTOS *PHOTOS OF PREVIOUS BUSINESS

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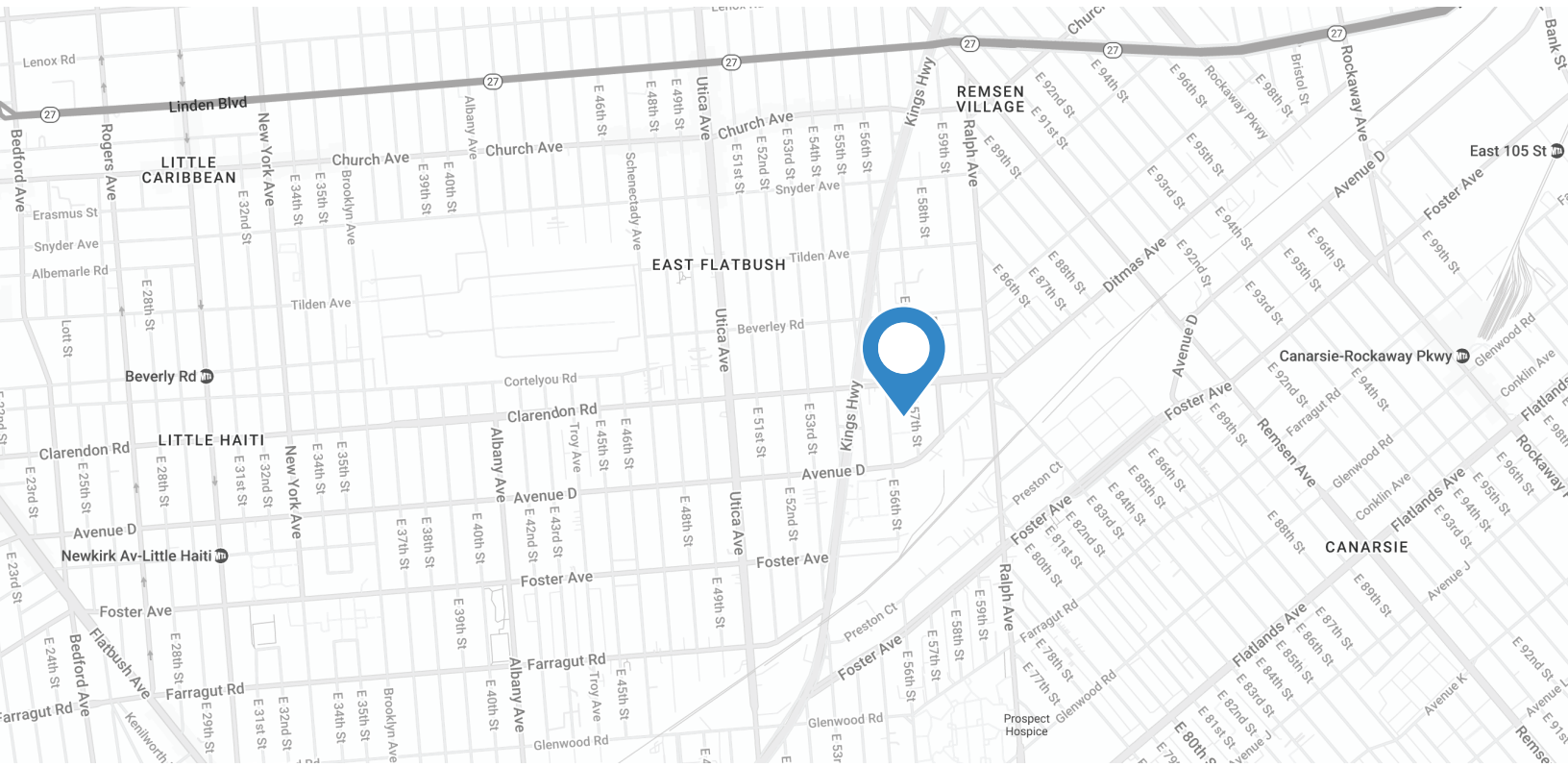


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LOCATION, TAX & ZONING MAPS

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ASKING PRICE

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RODRIGUEZ COMMERCIAL REALTY

ASKING PRICE
\$1,250,000

ASKING PRICE

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RODRIGUEZ COMMERCIAL REALTY

This is a confidential Offering Memorandum and is intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of 5610 Clarendon Rd | Brooklyn, NY 11203 (the "Property").

This Offering Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Property or the owner of the Property (the "Owner"), to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the Owner and Rodriguez Commercial Realty. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. In this Proposal, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Offering Memorandum in any manner.