



**5321 FLATLANDS AVE,
BROOKLYN, NY 11234**

**FOR
LEASE
Possible Sale**

~ 6,100 SF Corner Medical Office on 17,500 SF Lot



Office Was Used for Outpatient Procedures

PROPERTY INFORMATION

LOCATION	Corner of Flatlands Ave & E 54th St
BLOCK / LOT	7779 / 1 & 74
BLDG GROSS SF	6,100 <ul style="list-style-type: none">• Level 1: ~4,100 (60'X72' approx)• Level 2: ~2,000
LOT GROSS SF	17,500
ZONING	R5
PROPERTY TAXES	\$58,204.16 <ul style="list-style-type: none">• \$39,384.64 (Block 7779, Lot 1)• \$18,819.52 (Block 7779, Lot 74)

► **Price Upon Request**

HIGHLIGHTS

- | | |
|----------------------|--------------------------|
| ✓ CORNER PROPERTY | ✓ ADA ELEVATOR |
| ✓ HVAC | ✓ MULTIPLE ROOMS |
| ✓ ROOF HEIGHT: 16 FT | ✓ MULTIPLE ADA BATHROOMS |
| ✓ YEAR ALTERED: 2013 | |

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

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

97-77 QUEENS BLVD. SUITE 1120, REGO PARK, NY 11374 • 718-937-8100 • WWW.CTNYC.COM

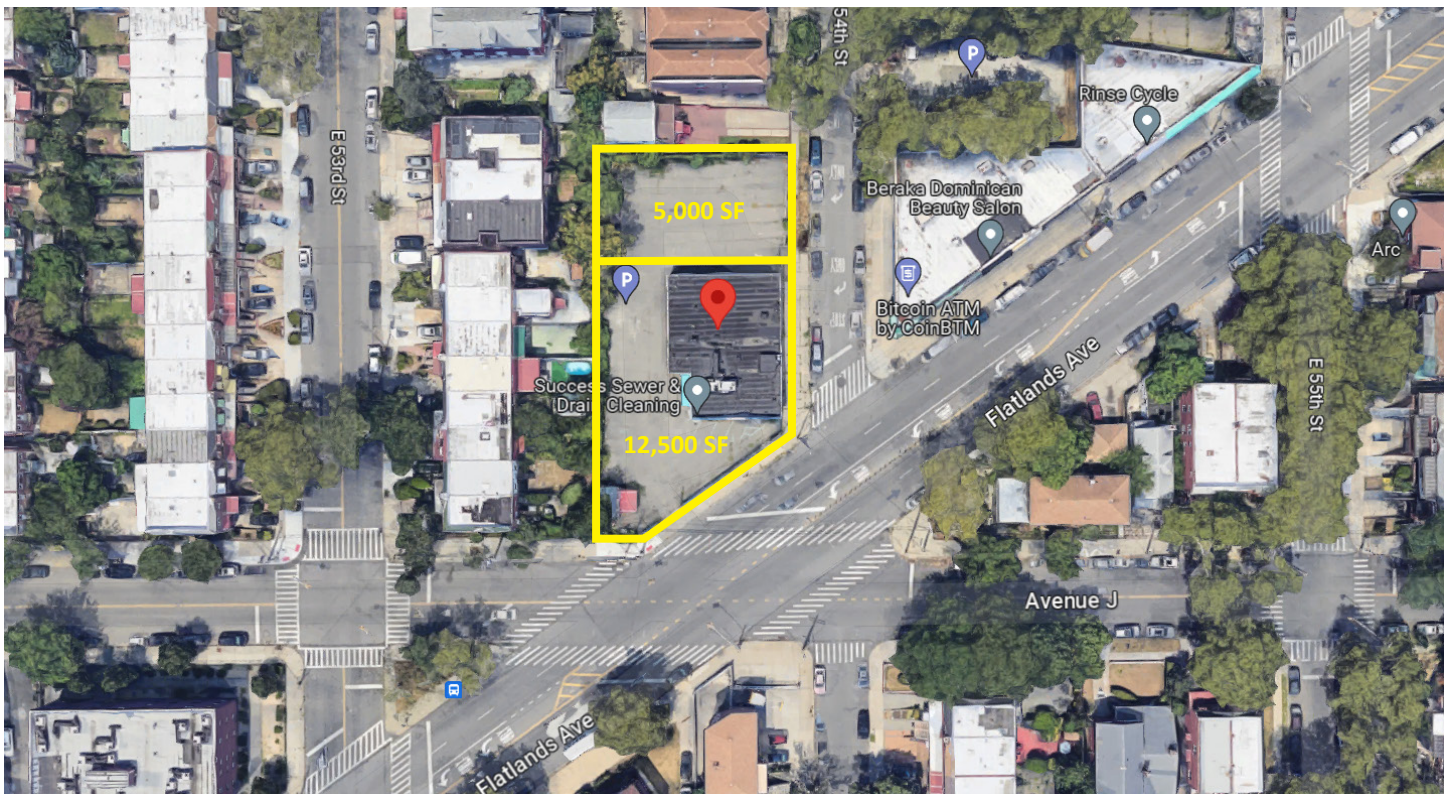
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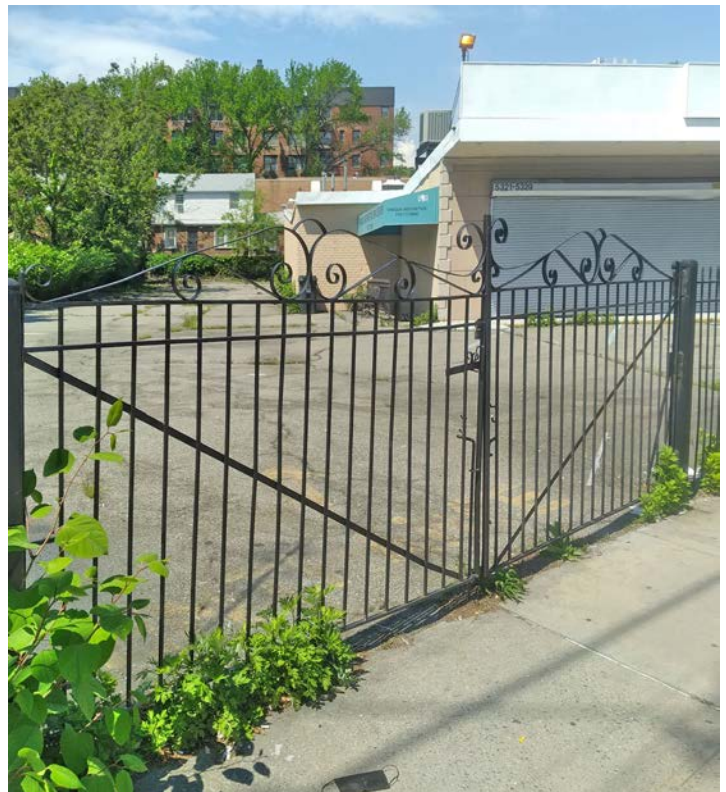
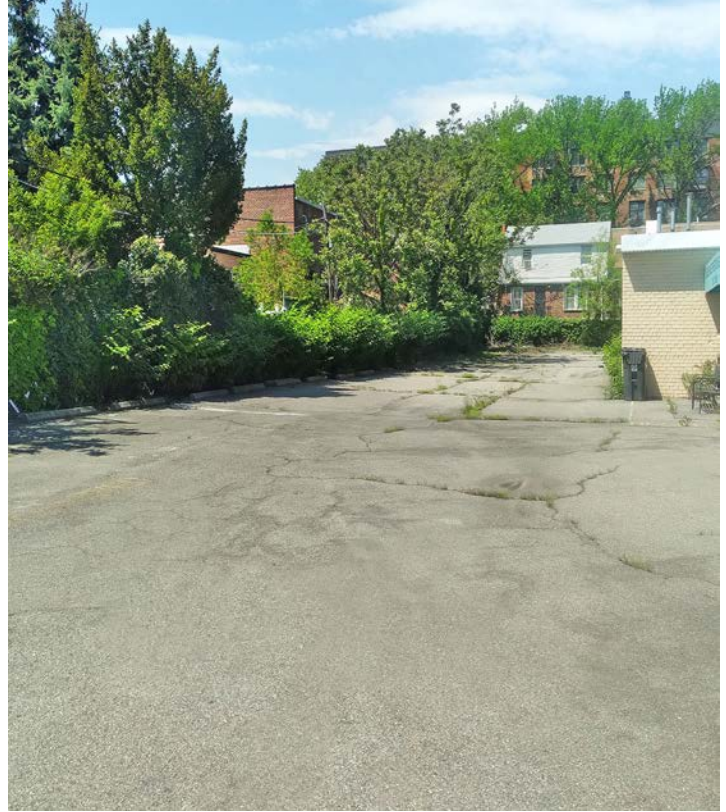
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TRANSPORTATION

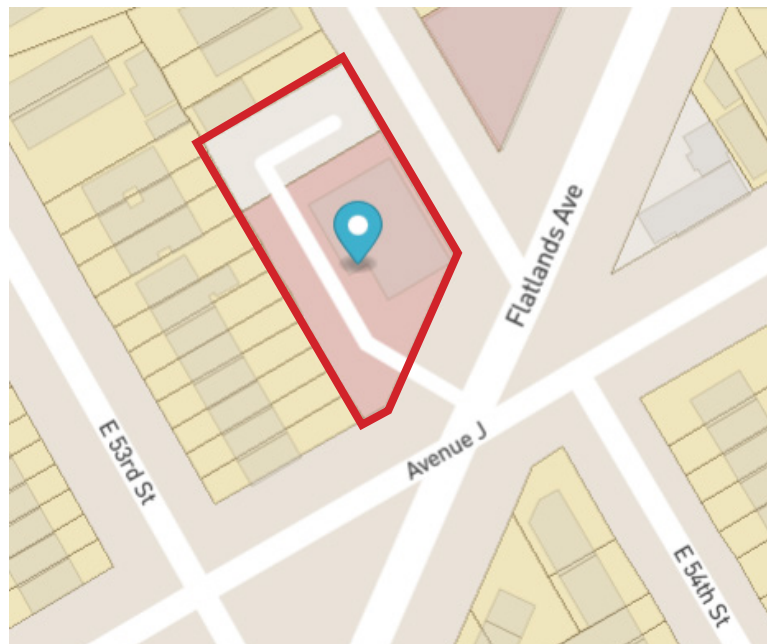
TRAINS



BUS



ROADS



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