



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



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
- ✓ YEAR ALTERED: 2013
- ✓ BATHROOMS

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

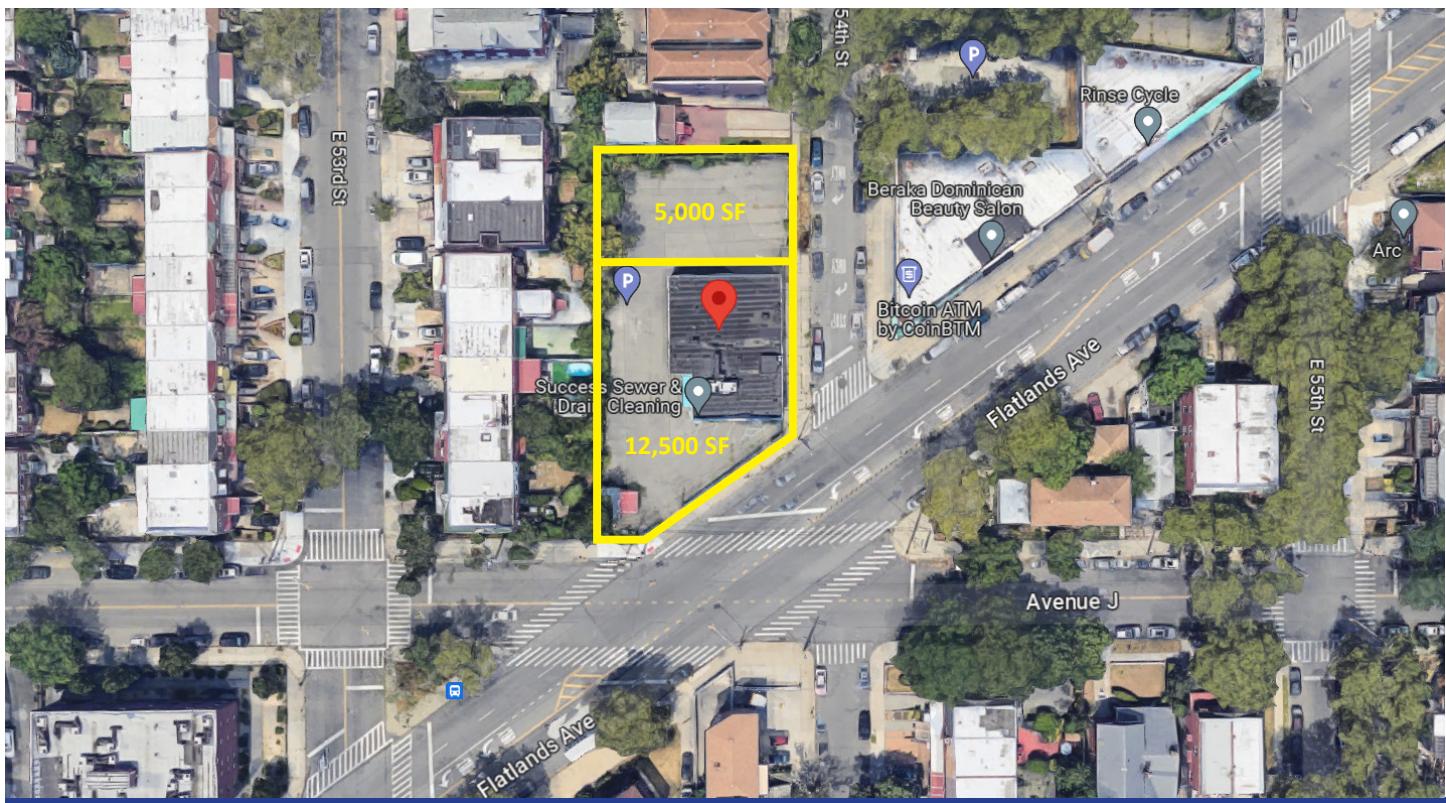
LEON LIPO
LLIPO@CTNYC.COM
646-942-4172



5321 FLATLANDS AVE, BROOKLYN, NY 11234

FOR
LEASE
Possible Sale

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



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

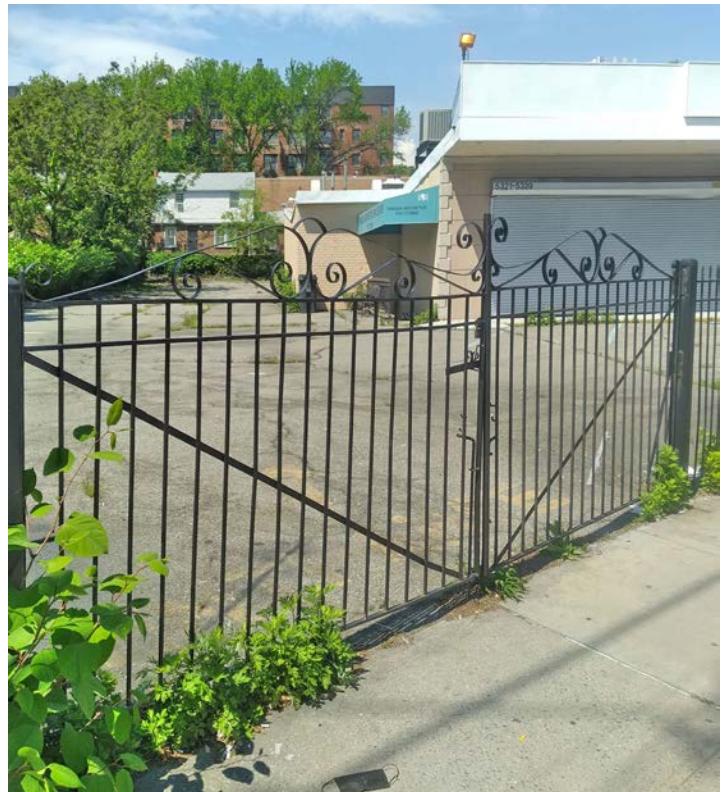
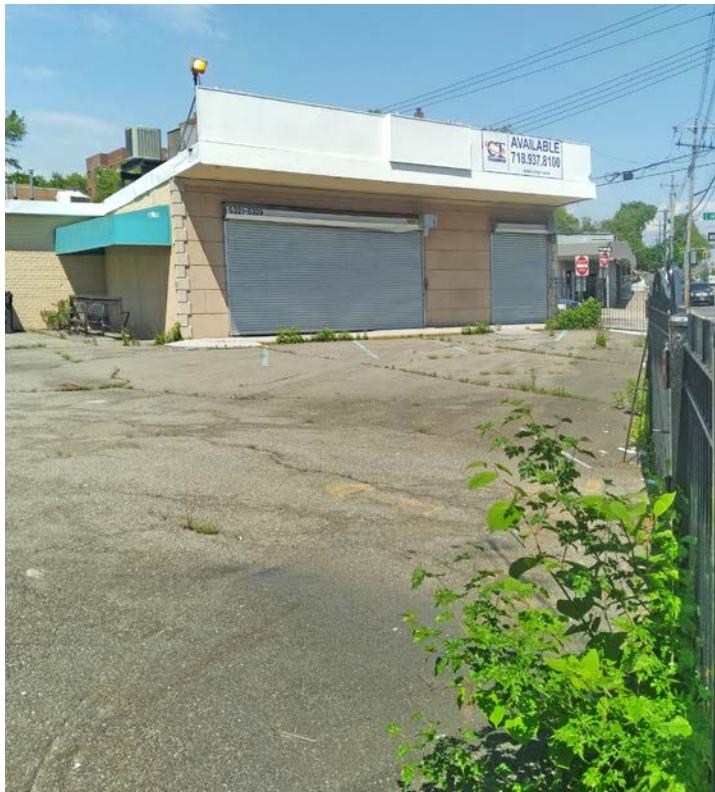
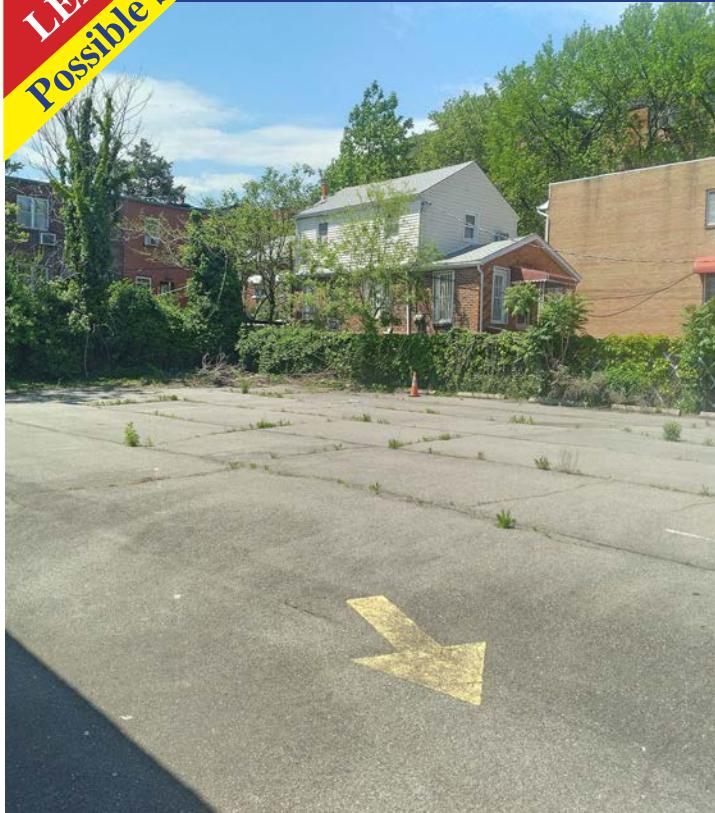
All information is from sources deemed reliable and is submitted subject to errors, omission, changes of price or other conditions, prior to sale, rent, and withdrawal without notice.



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TRANSPORTATION

TRAINS



BUS



ROADS

