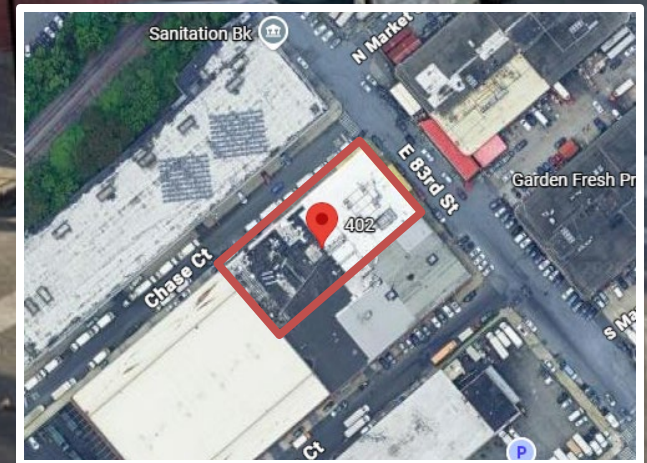




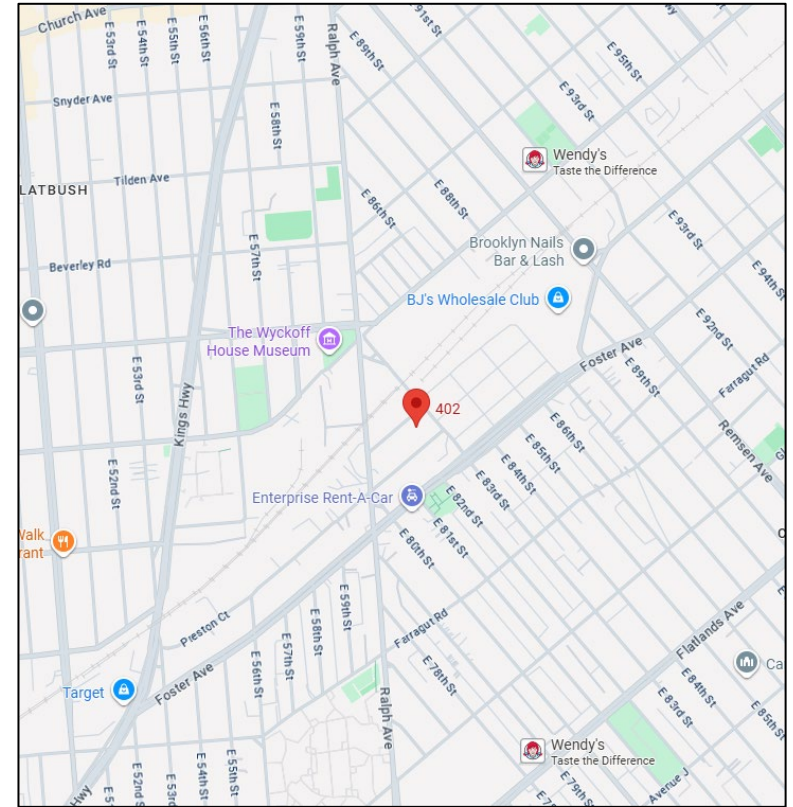
# 402 E 83<sup>rd</sup> St, Brooklyn, NY

28,300 SF Commercial Corner Building in Canarsie



## PROPERTY INFORMATION

|                  |                                                                                                                                                                         |
|------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| ADDRESS          | 402 E 83 <sup>rd</sup> St (AKA 8050 Chase Ct)                                                                                                                           |
| CITY             | Brooklyn, NY 11236   Canarsie                                                                                                                                           |
| BLOCK/LOT        | 07918-0111                                                                                                                                                              |
| LOT SIZE         | 22,000 SF (220ft x 100ft)                                                                                                                                               |
| BUILDING SIZE    | 28,300 SF (220ft x 100ft)                                                                                                                                               |
| TYPE             | Single-Story Commercial Building                                                                                                                                        |
| BUILDING NOTES   | 7 Coolers   Working Sprinklers   No basement<br>1 Loading area with 20ft ceiling heights<br>6,500 SF Mezzanine with 2-bathroom office space<br>21,800 SF warehouse area |
| ZONING   FAR     | M1-1   1.00 (0.99 Built)                                                                                                                                                |
| OCCUPANCY        | Delivered Vacant                                                                                                                                                        |
| RE TAXES / PILOT | \$77,718                                                                                                                                                                |
| TAX NOTES        | NYCIDA Pilot through 2041 (commenced July 1, 2016)<br>~15 Years remaining in abatement                                                                                  |
| NOTES            | Location has 6 freezer/cold storage spaces                                                                                                                              |



## DESCRIPTION

This single-story commercial building is located in the Canarsie neighborhood of Brooklyn. The building is 28,300 square feet and delivered vacant. Located at the corner of Chase Ct and E 83<sup>rd</sup> St, this property is only blocks away from shopping centers, national retailers, residential neighborhoods, and Kings Hwy. (YG)

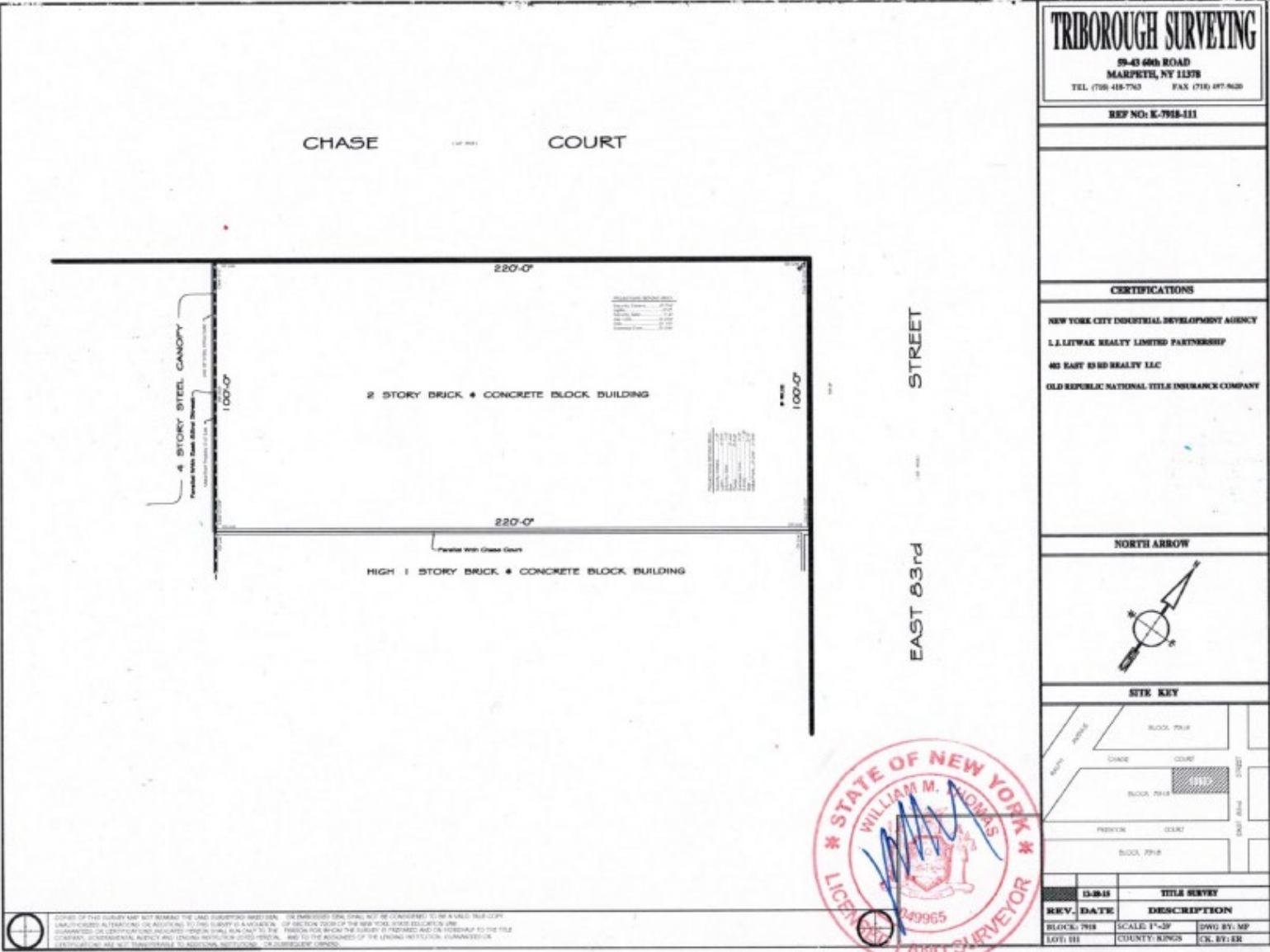
**ASKING PRICE: \$9,800,000**

For More Info Call: (212) 221-2456

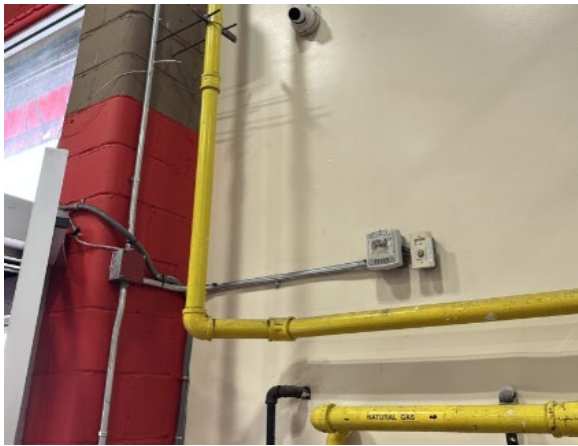
**402 E 83<sup>rd</sup> St | Canarsie | 28,300 SF Commercial Building | NNN | Corner Lot**



SURVEY

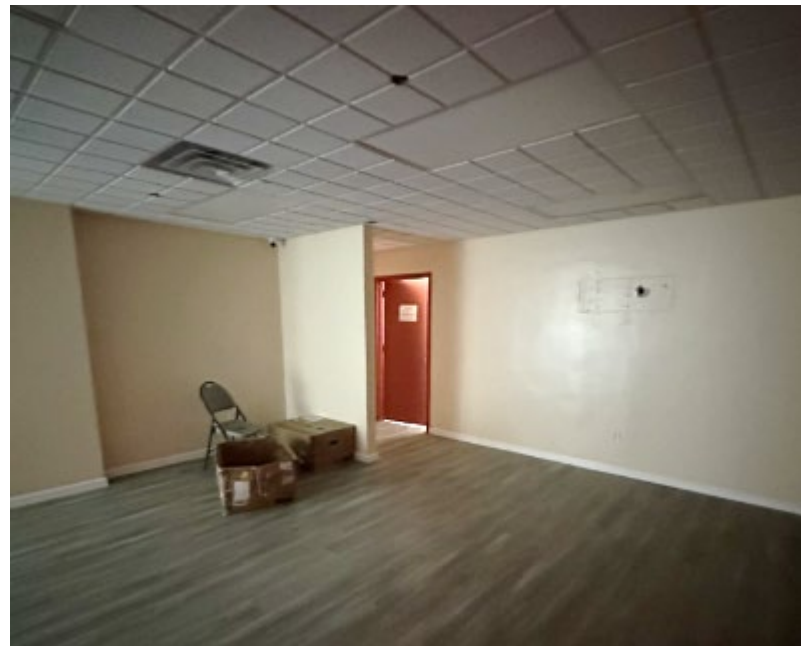
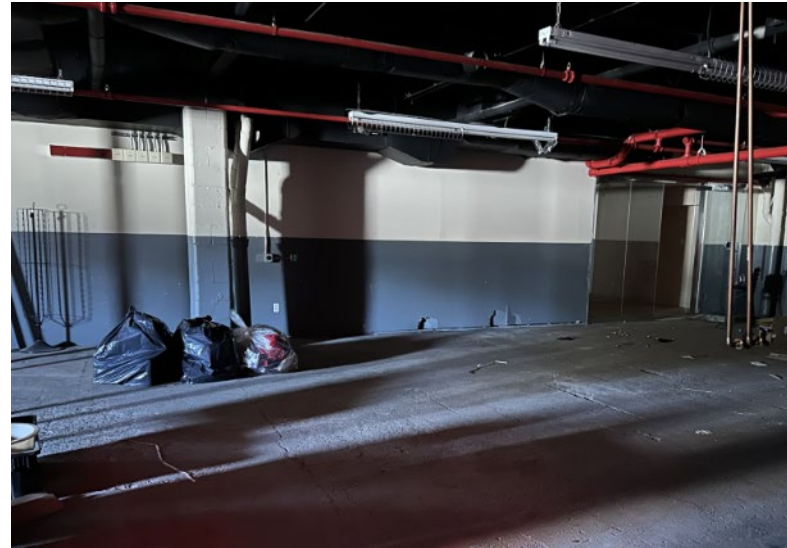


# IMAGES





## IMAGES



## AREA MAPS

