

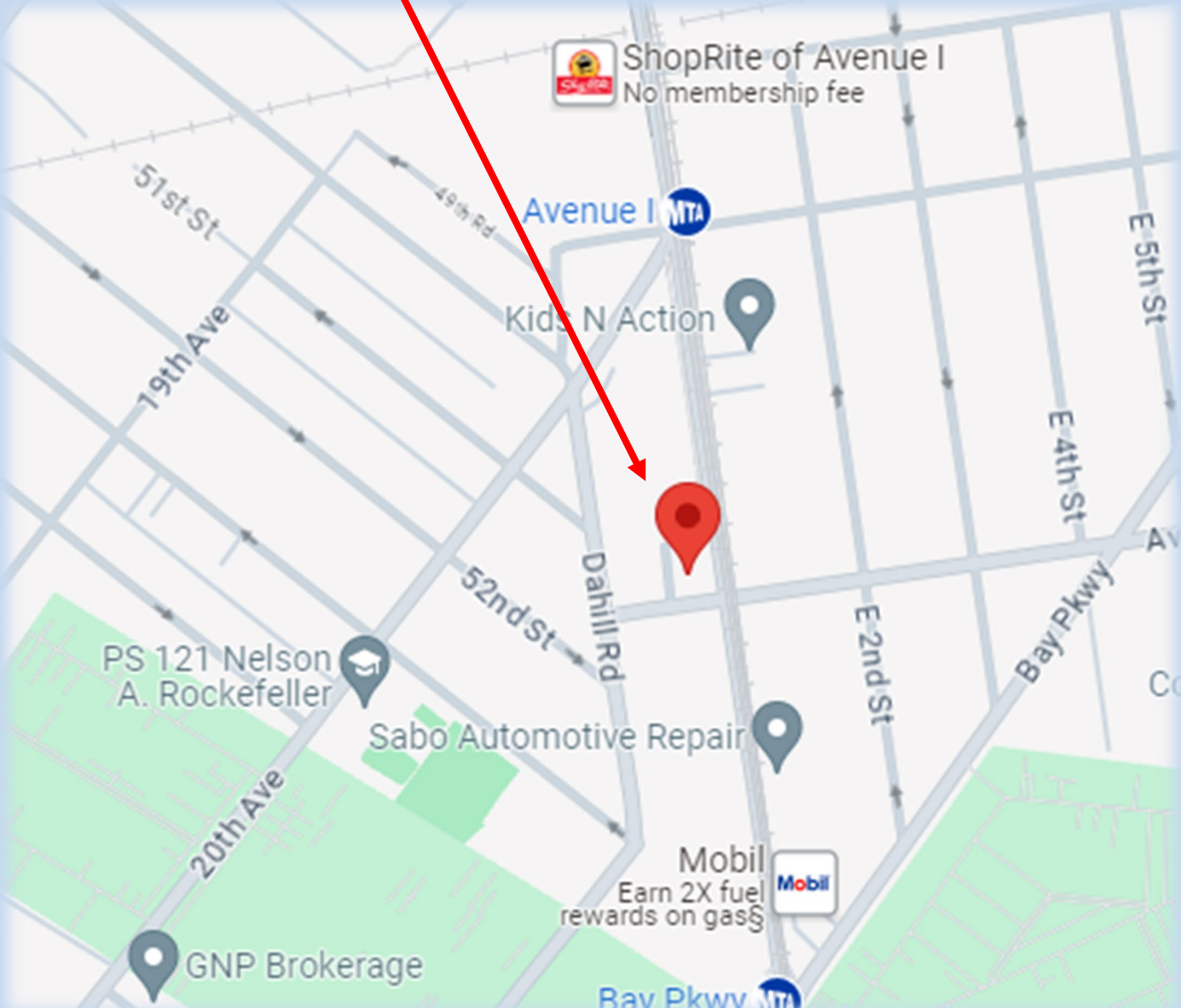
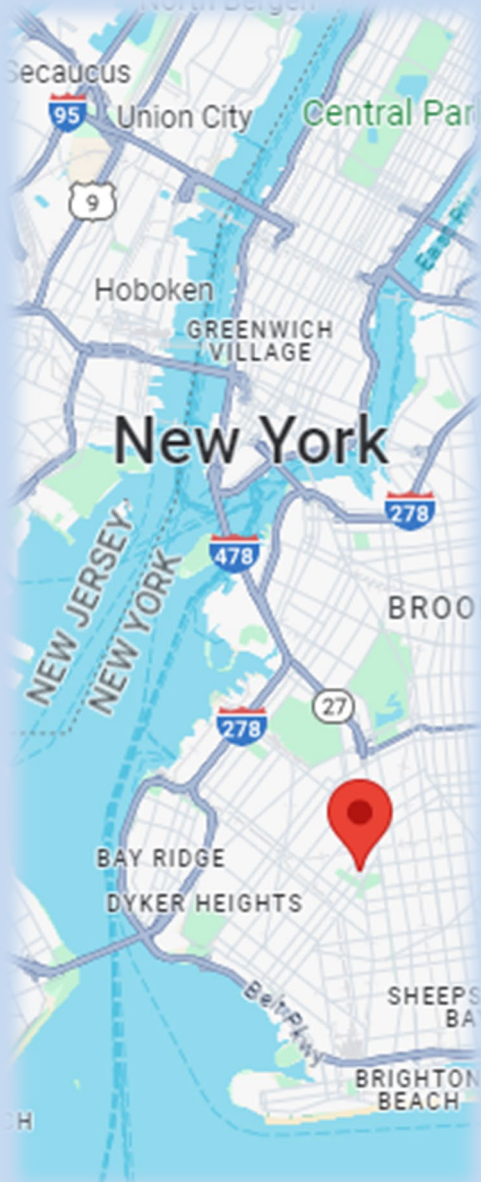
1208-1210 McDonald Ave, Brooklyn, N.Y. 11230



MIXED-USE BUILDING AVAILABLE FOR SALE

Location:	Borough Park, N.Y. (11230)	
Cross Streets:	Between Ave I & Ave J	
Lot Dimensions:	40 x 100	
Lot Size:	Approx. 3,900 SF	
Building Dimensions:	40 x 65	
Building Size:	5,677 SF	
Layout:	Ground Floor: Retail/ Office, 13 ft Ceilings, Nice Space 2 nd Floor: Renovated as a Gym, 11 ft Ceilings + Basement	
Zoning:	M1-2	
FAR:	Com: 2.0	CF: 4.8
Total Buildable:	Com: 7,800 SF	CF: 18,720 SF
Price:	\$4,200,000 *Need an all cash deal	
Notes:	*Delivered Vacant. * 2 car parking in rear with easement from Ave J to access. *Easy Access to the F Subway Line, & the B6 & B11 Bus Routes.	

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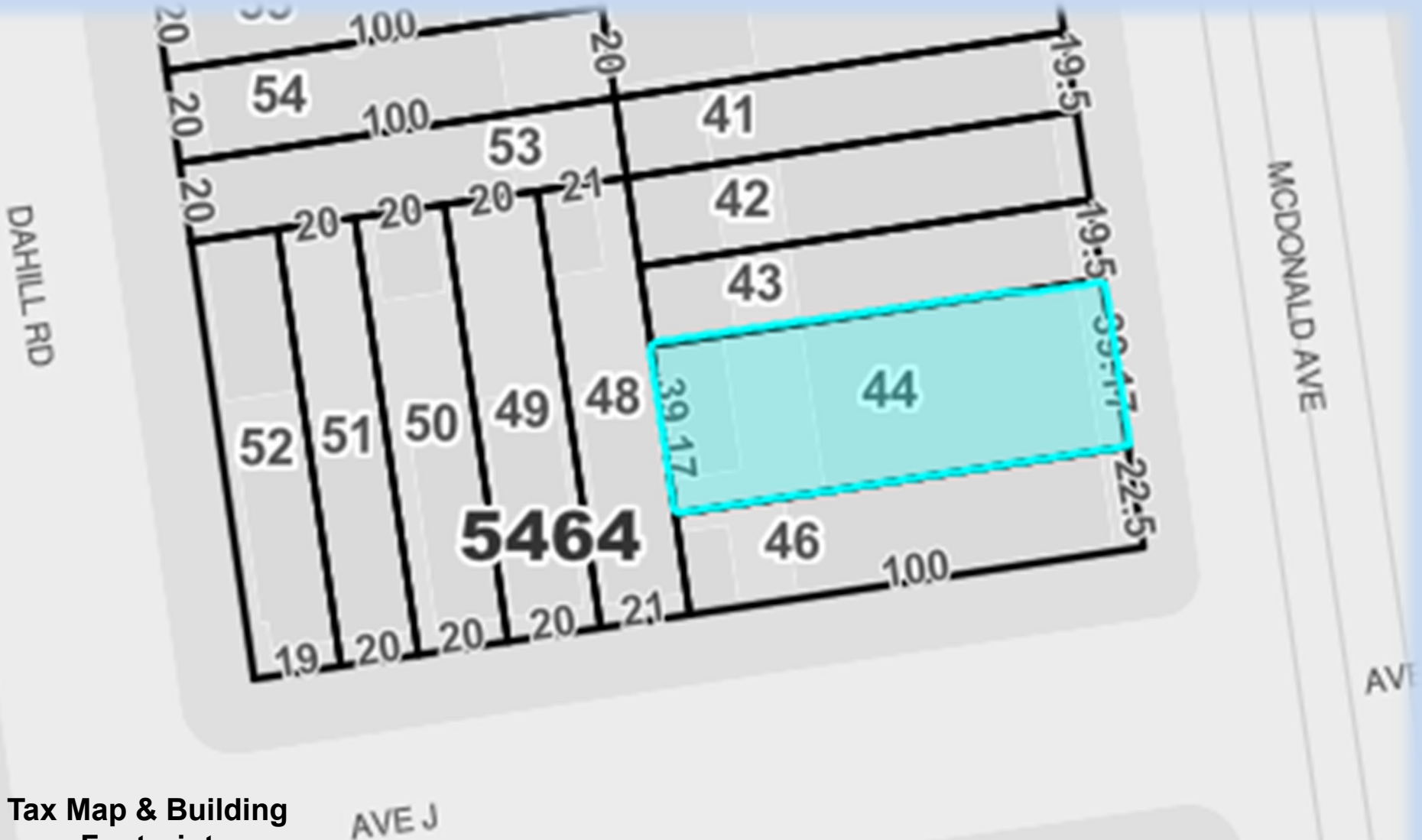


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**ERETZ
REALTY**



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Tax Map & Building
Footprint