

Property For Sale

# Medical Office Building for Sale

2174 Flatbush Ave Brooklyn, NY 11234



For More Information:



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### Offering Summary

<b>Sale Price:</b>	Price Upon Request
<b>Building Size:</b>	3,570 SF
<b>Available SF:</b>	3,570 SF
<b>Lot Size:</b>	1,948 SF
<b>Taxes:</b>	\$20,448
<b>Year Built:</b>	2005
<b>Renovated:</b>	2015
<b>Zoning:</b>	R3-2, C2-2
<b>Traffic Count:</b>	26,610

### Property Overview

Introducing a prime opportunity for medical professionals at 2174 Flatbush Ave, Brooklyn, NY. This 3,570 SF building is tailored for medical use. Constructed in 2005 and renovated in 2015, the property exudes a more modern day appeal. Zoned R3-2, C2-2, the versatile space is approved for use as an ambulatory diagnostic or treatment health care facility on the first floor and lower level, with the added flexibility of office usage on the second floor. This makes it an ideal fit for medical professionals seeking a strategic location in Brooklyn. With the added convenience of an elevator, this property is designed to meet the specific needs of medical practices. Embrace the potential for growth and success in the thriving medical sector with this exceptional commercial real estate asset.

### Property Highlights

- C or O for 1st Floor, 2nd Floor and Lower Level
- Delivered vacant, ready for customization
- Zoned R3-2, C2-2 for versatile professional services

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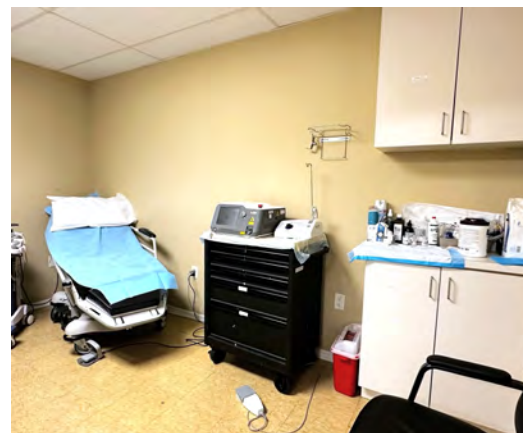
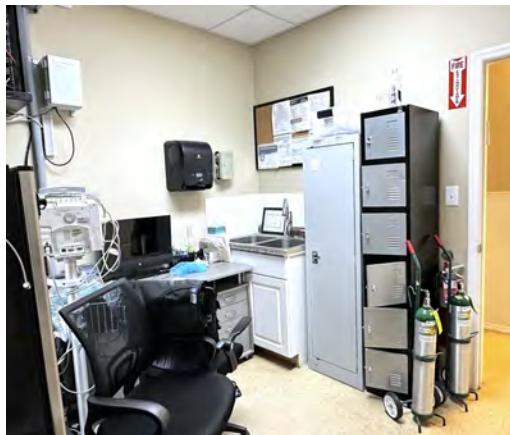
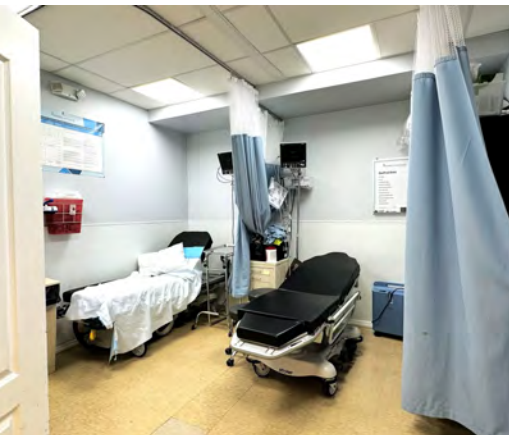
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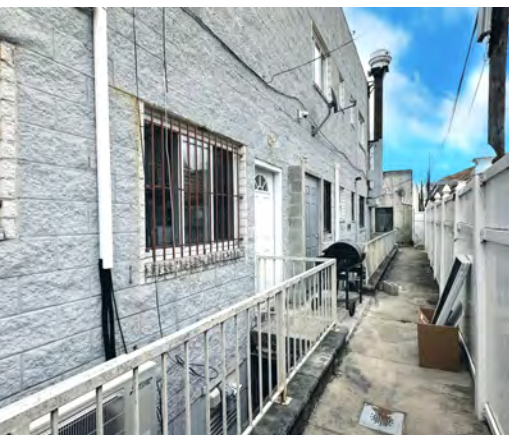
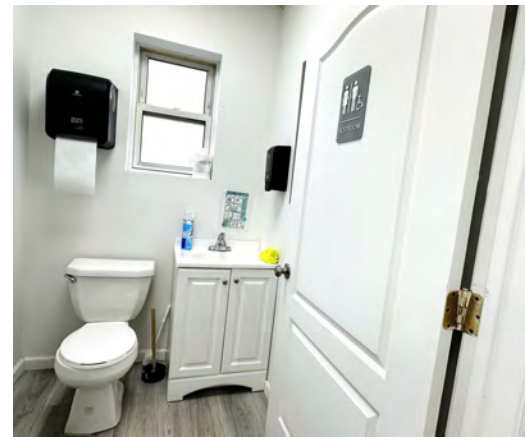
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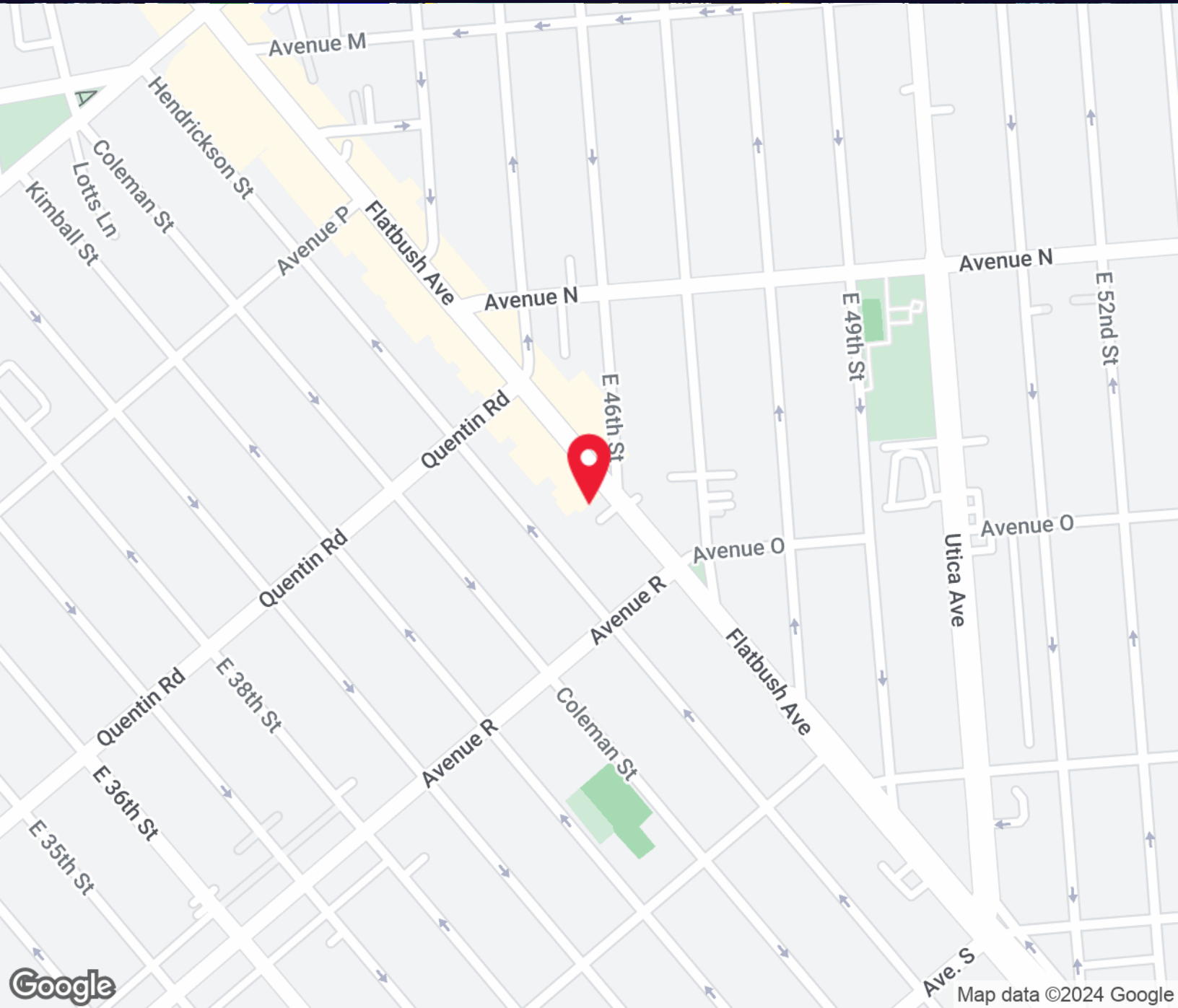
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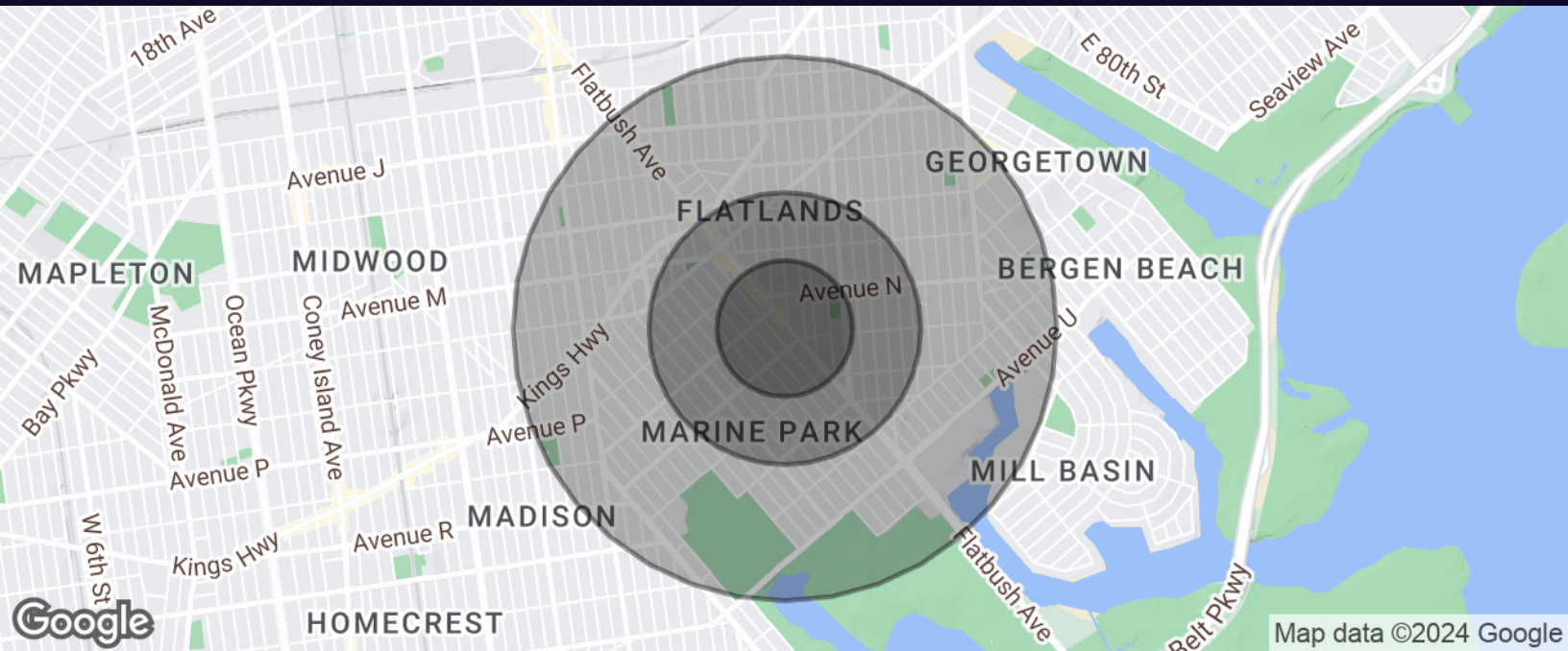
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Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	4,545	22,761	86,960
Average Age	42.5	41.3	40.1
Average Age (Male)	37.0	37.2	37.6
Average Age (Female)	47.4	45.5	42.7

Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	1,646	8,140	31,691
# of Persons per HH	2.8	2.8	2.7
Average HH Income	\$107,217	\$110,642	\$102,678
Average House Value	\$645,072	\$632,100	\$623,191

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