

# 825 39th Street PARKING GARAGE CONDO



## 825 39TH STREET - PROPERTY INFORMATION



### PROPERTY DESCRIPTION

Cushman & Wakefield is pleased to announce that it has been retained on an exclusive basis to arrange for the sale of the parking garage condo at 825 39th Street (the “Property”) in the Sunset Park neighborhood of Brooklyn, NY. The below-grade garage offers 95 legal spaces across 36,207 SF with 753 SF of additional common area. There is an operator in place, currently in Year 3 of a 5-year NNN lease. The current rental income is \$127,308.

The garage sits beneath a newly construction Holiday Inn Express and a 8-story community facility/ office building, offering convenient and secure parking options for tenants and visitors alike. Like all of Brooklyn, covered parking is in high-demand and there are no other garages within an 8-block radius.

825 39th Street is a short walk to Industry City – a 35-acre, 16-building hub of restaurants, pop-up shops, private event space, food and furniture retailers, and abundant outdoor space on the Sunset Park waterfront. With over 6 million SF of space, Industry City facilities include modern offices, co-working spaces, artist studios, and manufacturing areas occupied by over 550 companies.

Situated between 8th & 9th Avenues, the Property is also serviced by the D, N, R, & W Trains, as well as the B35, B70, & B63 Bus Lines.

# PROPERTY INFORMATION

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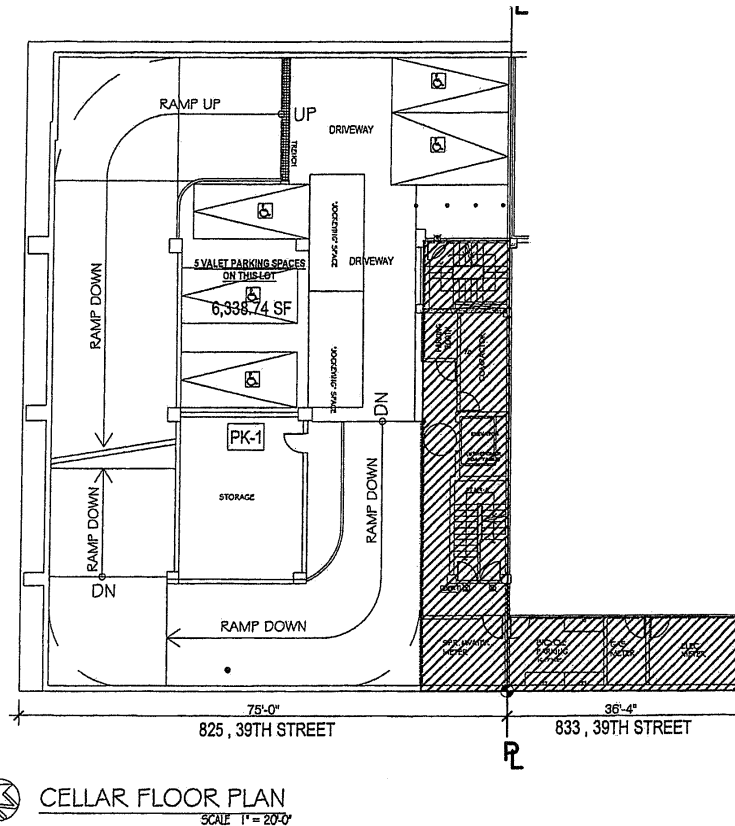
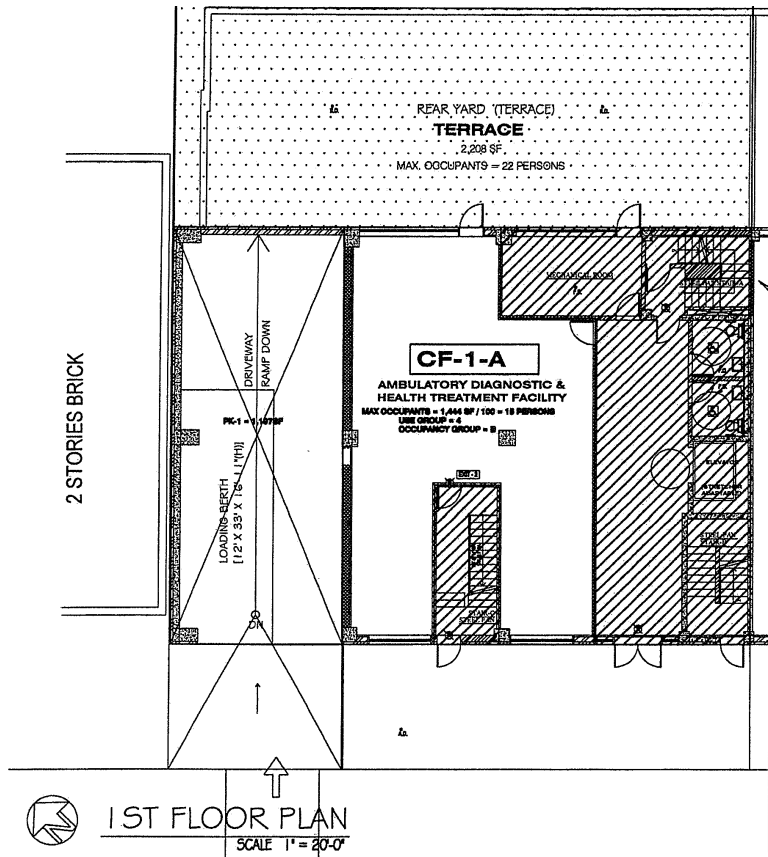
Address:	825 39th Street, Brooklyn, NY 11232	
Block & Lot:	908-164	
Lot Dimensions:	75' x 100.17'	Irregular
Lot SF:	7,513	SF (approx.)

## BUILDING INFORMATION

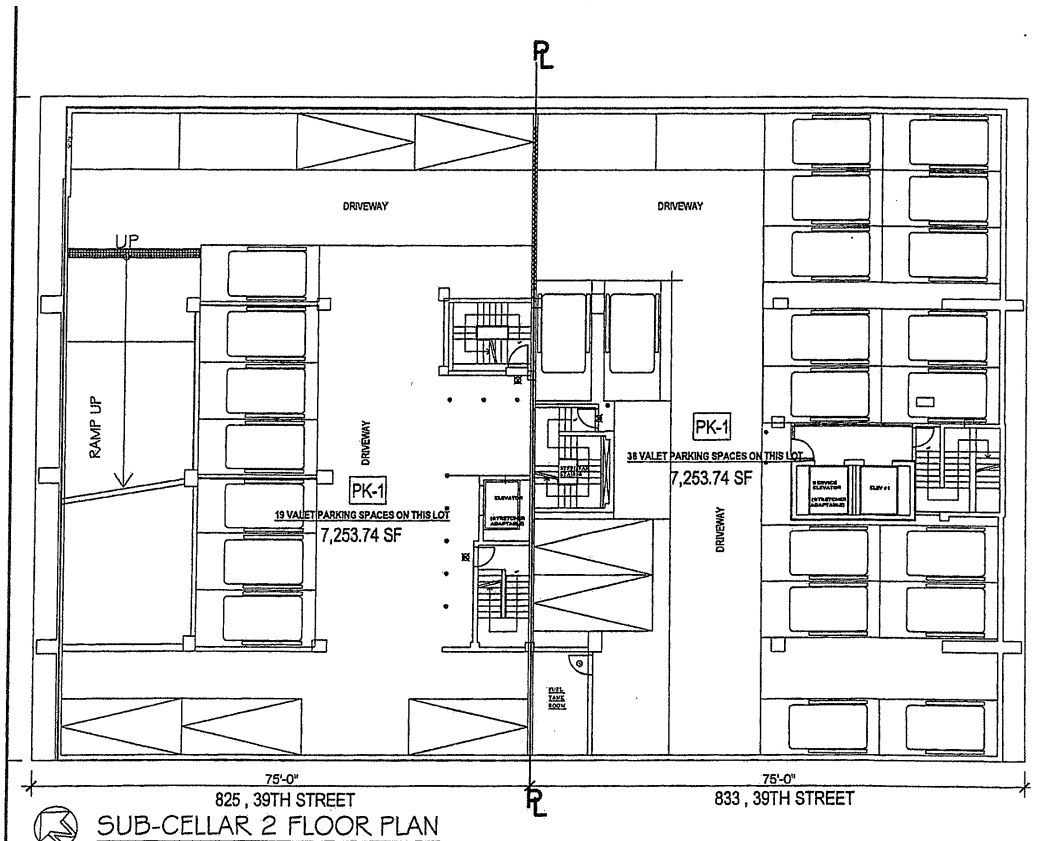
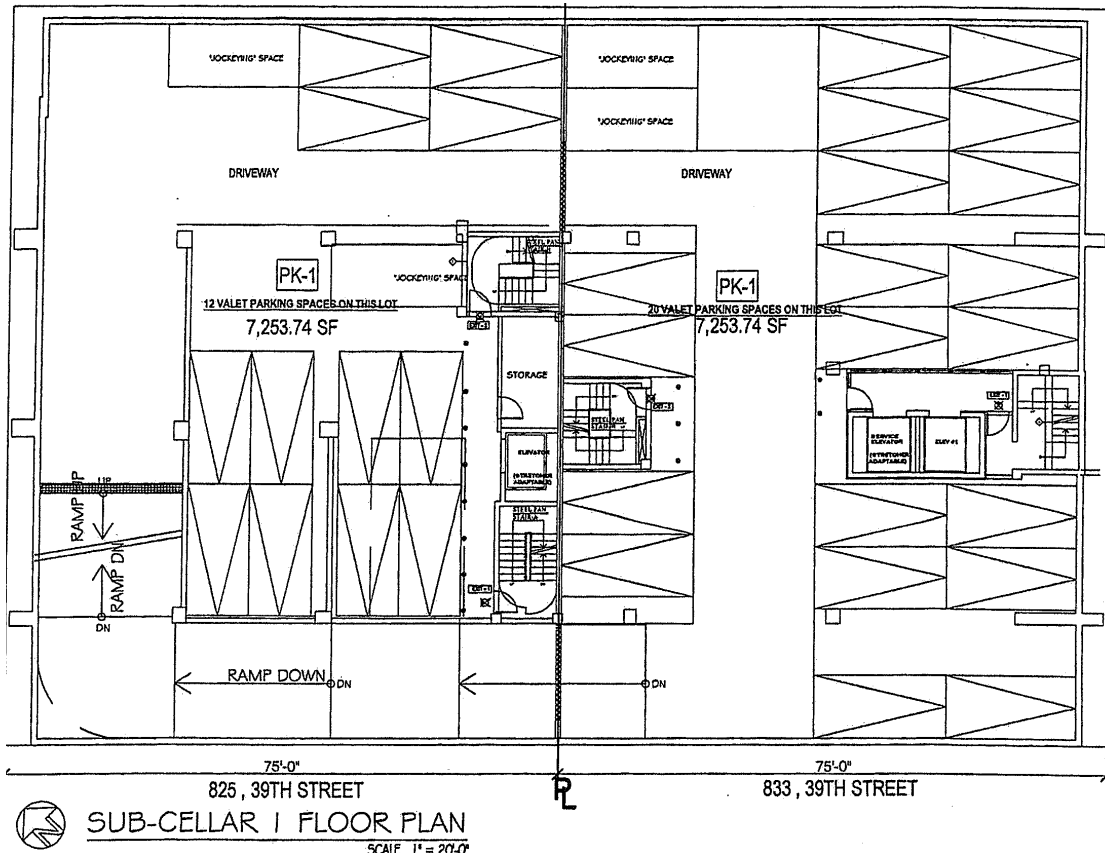
Property Type:	Community Facility / Parking	
Below Grade Garage Gross SF:	15,142 (95 Spaces)	SF (approx.)



# FLOOR PLANS



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