

63 Adelphi Street

FORT GREENE, BROOKLYN 11205



THREE POINT REAL ESTATE



DETAILS

PROPERTY:	Vacant 1-Story Retail Building
BUILDING SIZE:	1,400 SF
LOT SIZE:	2,776 SF
LOT DIMENSIONS:	38' x 100' (Irregular)
ZONING:	R5B
RESIDENTIAL BUILDABLE:	±3,748 BSF
COMMUNITY FACILITY:	±5,552 BSF
REAL ESTATE TAXES:	\$13,821

HIGHLIGHTS

- Fully Serviced 1,400 SF Vacant 1-Story Retail Building
- 13' Ceilings; 1.5" Gas Line; 200 Amp Power
- Curb Cut with On-Site Driveway
- Corner Property with Park Ave Visibility
- Development or End-User Opportunity
- One Block from Myrtle Ave Retail Corridor
- Close to Brooklyn Navy Yard and BQE Access
- A/C at Lafayette Avenue; G at Clinton-Washington

ASKING PRICE: \$1,500,000

For Further Information, Please Contact:

Stephen Safina | Principal Broker

O: 718-635-0712 | C: 516-643-0161

E: ssafina@threepointre.com

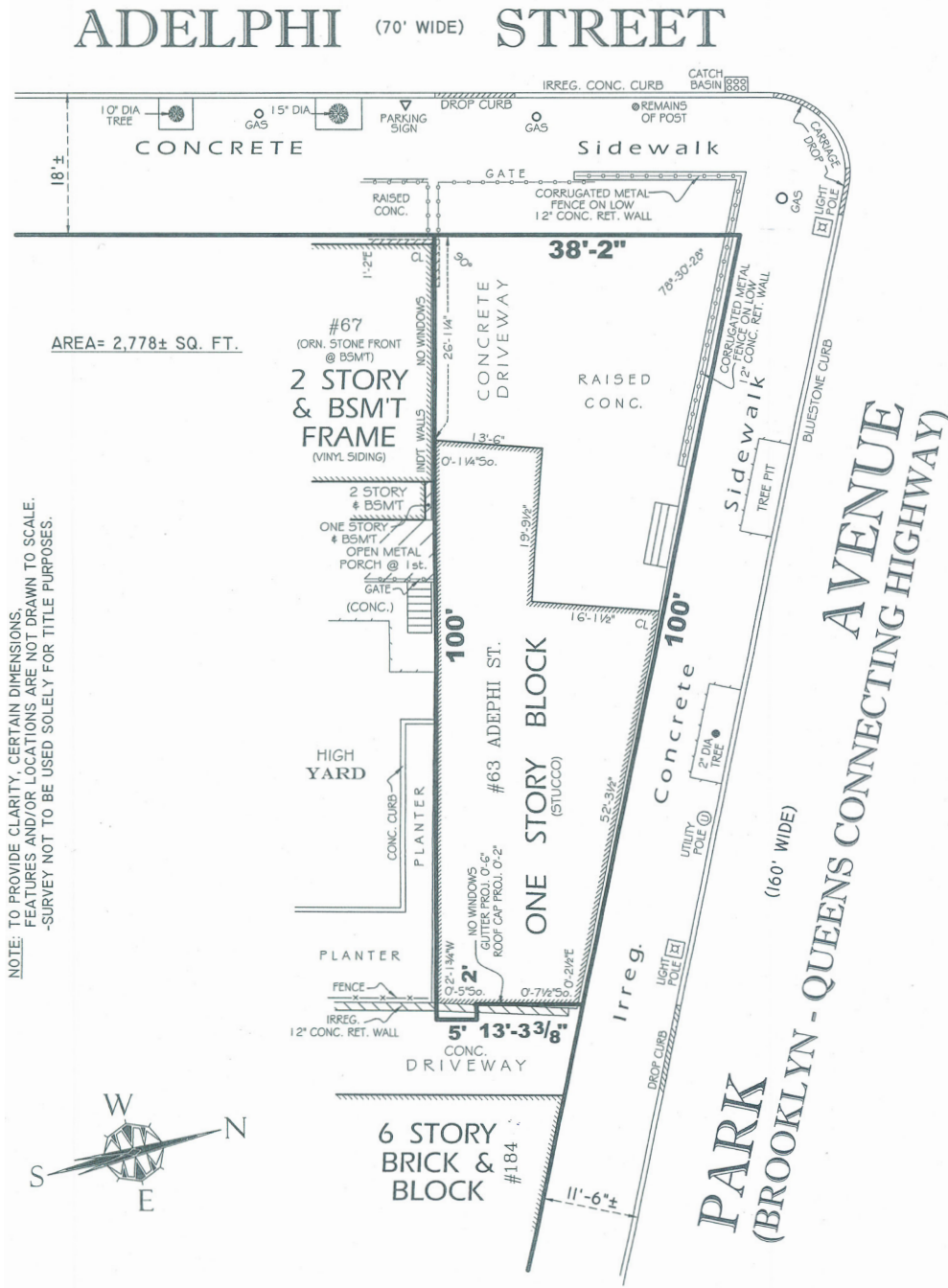
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SURVEY



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