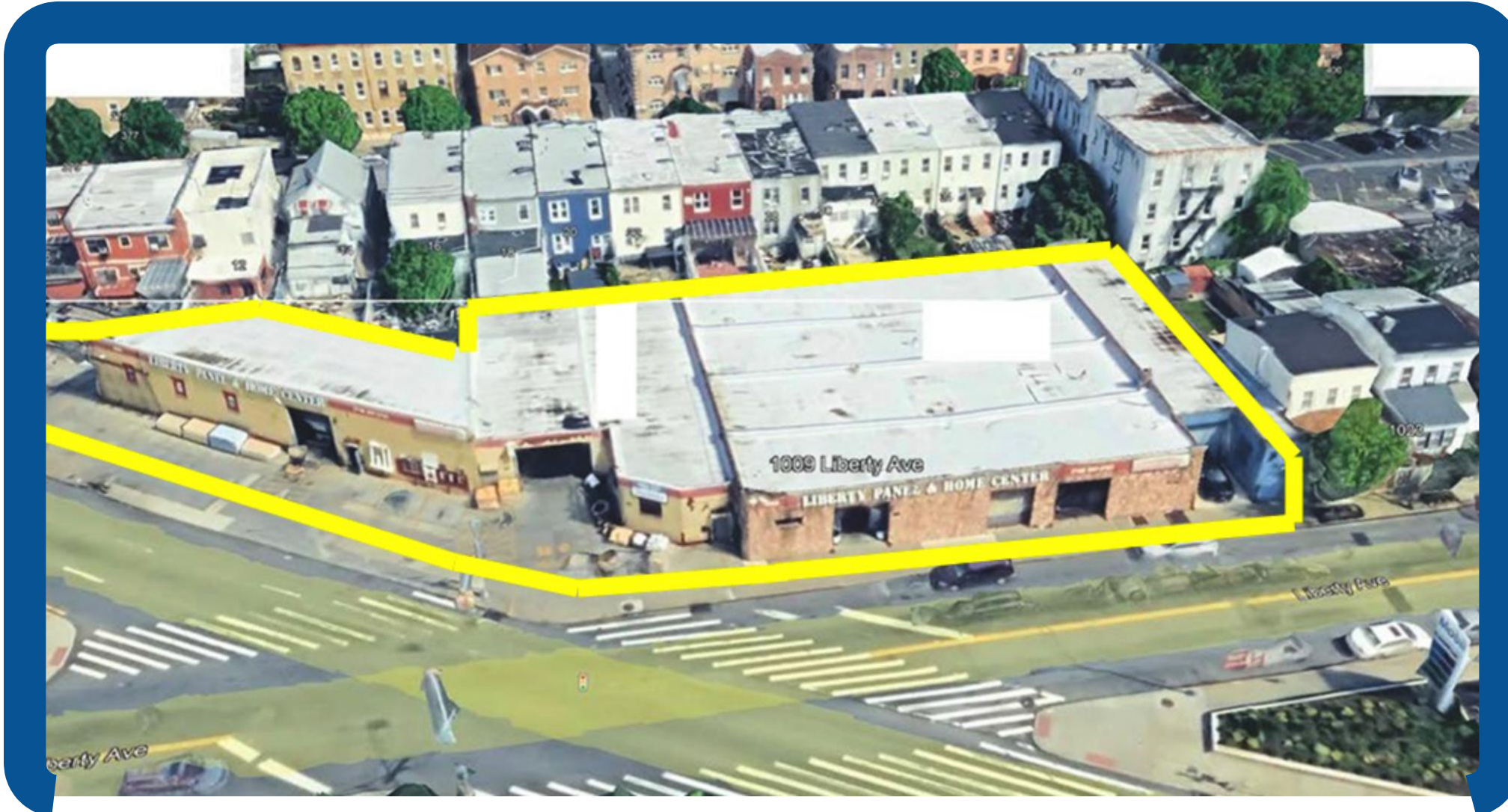


FOR SALE



Kalmon Dolgin

AFFILIATES INC.



1009 Liberty Avenue Brooklyn, NY

Building Summary

1009 Liberty Avenue is a corner property in the East New York section of Brooklyn. The site consists of an 18,377 sf of one-story retail / commercial building on a 21,106-sf plot. It sits in an R5 zoning district with a C2 2 commercial overlay. The property is located on a highly trafficked, very wide three corner intersection on Liberty, Conduit and Euclid Avenues and provides excellent visibility with 121-foot frontage on Liberty Avenue.

Building Configuration: The building functions as four one story contiguous buildings, with three of the four buildings being interconnected.

Zoning: R5 / C2-2

Building Options

	<u>FAR</u>	<u>Square Feet</u>
Current:	.065	18,377 SF
Residential:	1.5	31,659 SF
Community Facility	2.0	41,212 SF

Real Estate Taxes: \$144,189 (7/1/25-6/30/26)

Pricing
Available Upon
Request

FOR MORE INFORMATION AND A SITE INSPECTION
PLEASE CONTACT EXCLUSIVE AGENTS

JEFFREY UNGER
Direct: 347-390-1114
Mobile: 917-971-0995
Junger@KalmonDolgin.com

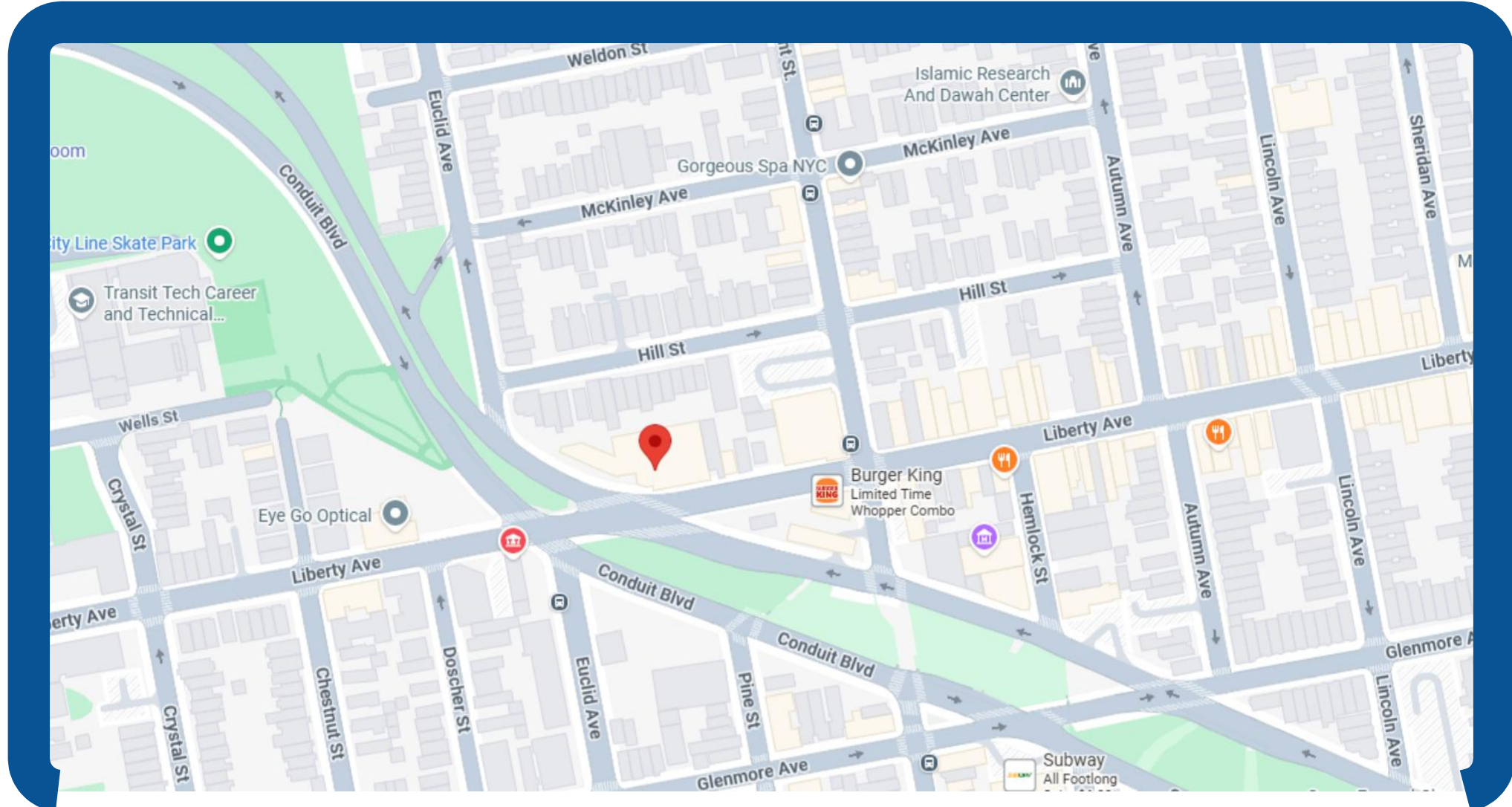
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1009 Liberty Avenue Brooklyn, NY

The Opportunity

- The 21,106 square foot lot located at the corners of Liberty, Conduit and Euclid Avenues, a highly trafficked wide 3 street intersection. The subject property provides high visibility for commercial operations and logistics and can continue to be utilized as a retail site; or be developed into 31,659 square feet of residential space or transformed into a 42,212 square foot community facility located just 2 blocks to the A&C Subway Lines at Euclid and Pitkin Avenues.
- Redevelopment Potential: Following the East New York Neighborhood Plan, the surrounding blocks are transforming. Nearby projects like 975 Liberty Avenue have successfully introduced 7-story mixed-use buildings with high-end finishes and 35-year tax exemptions, proving the viability of modern residential development on this corridor.

Logistics & Lifestyle Hub:

- Transport: Conveniently located near the Euclid Avenue A/C station and major arteries like Atlantic Avenue and the Belt Parkway.
- Recreation: Just minutes from the 175-acre Highland Park, providing greenspace, tennis courts, and the Ridgewood Reservoir.

1009 Liberty Avenue is the cornerstone of East New York's next chapter. The property offers the scale rarely found in this section of Brooklyn. Secure your stake in one of Brooklyn's last frontiers of significant scale and growth.

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