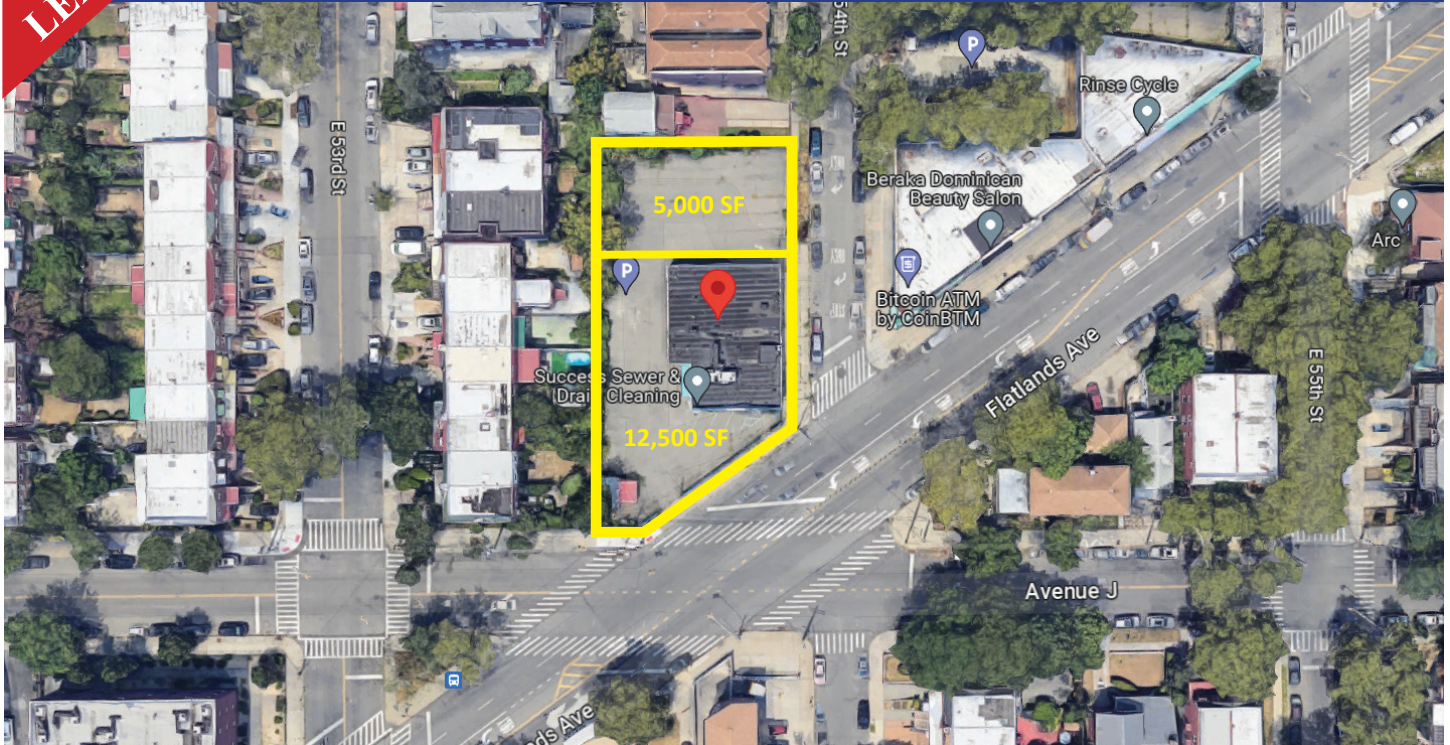




5321 FLATLANDS AVE, BROOKLYN, NY 11234

**FOR
LEASE**

Prime Corner Opportunity | 17,500 SF Lot



6,100 SF Existing Building Available or 99-Year Ground Lease for Development

PROPERTY INFORMATION

LOCATION	Corner of Flatlands Ave & E 54th St
BLOCK / LOT	7779 / 1 & 74
BLDG GROSS SF	6,100 • Level 1: ~4,100 (60'X72' approx) • Level 2: ~2,000
LOT GROSS SF	17,500
YEAR BUILT / ALTERED	1960 / 2013
ZONING	R5
PROPERTY TAXES '25	\$58,204.16 • \$39,384.64 (Block 7779, Lot 1) • \$18,819.52 (Block 7779, Lot 74)
HIGHLIGHTS	✓ Corner Property ✓ HVAC ✓ Roof Height: 16 FT ✓ ADA Elevator ✓ Multiple Rooms ✓ Multiple ADA Bathrooms



► **Price Upon Request**

For complete offering information or inspection, please contact exclusive broker:

LEON LIPO
LLIPO@CTNYC.COM
646-942-4172

97-77 QUEENS BLVD. SUITE 1120, REGO PARK, NY 11374 • 718-937-8100 • WWW.CTNYC.COM

All information is from sources deemed reliable and is submitted subject to errors, omission, changes of price or other conditions, prior to sale, rent, and withdrawal without notice.



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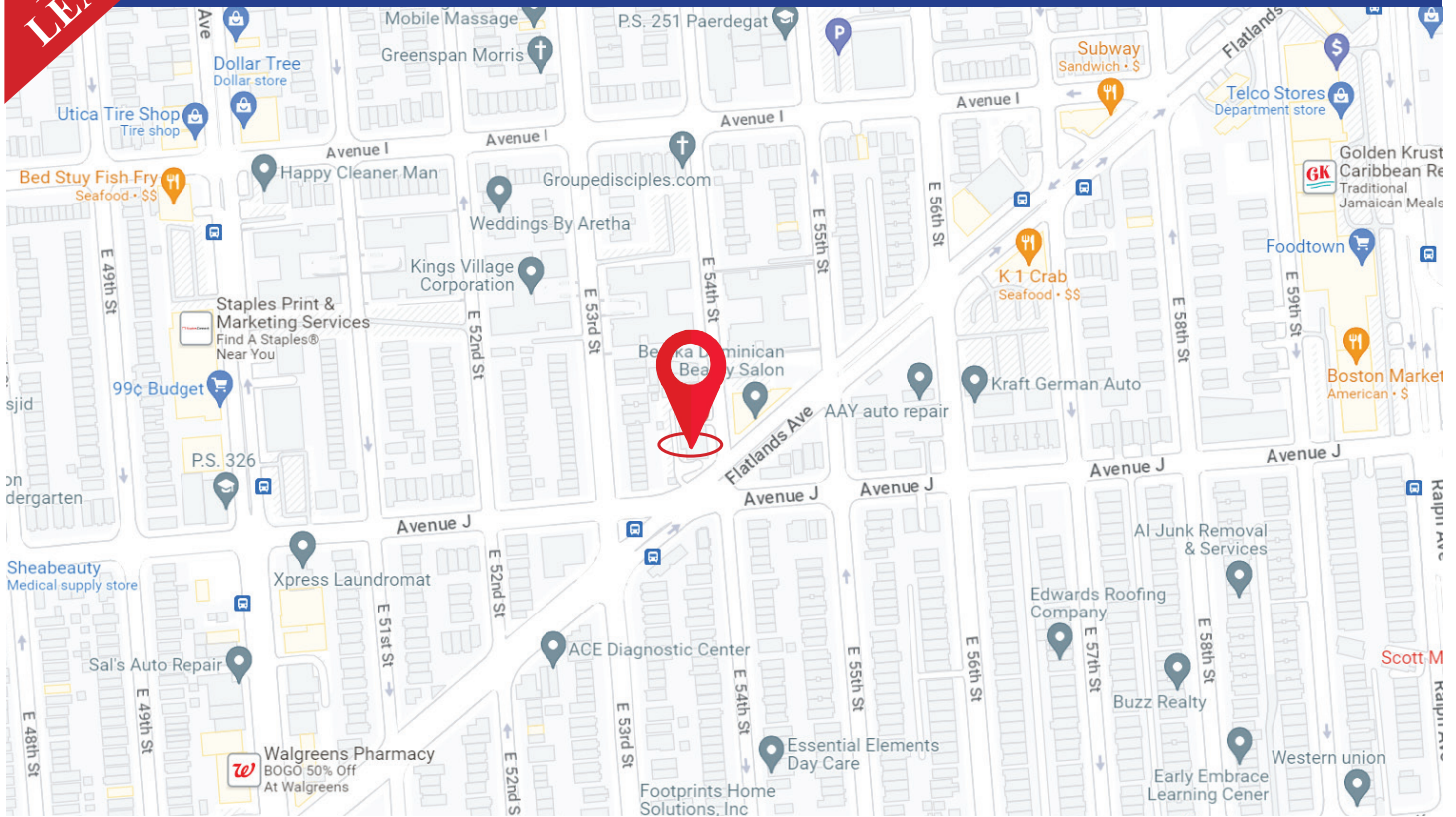
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TRANSPORTATION

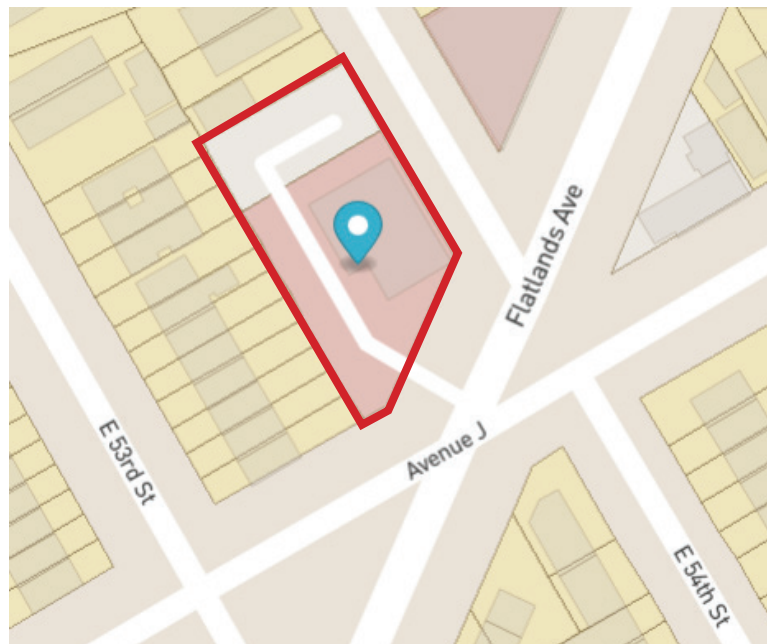
TRAINS



BUS



ROADS



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