

**Brooklyn / East Flatbush Area**  
**Modern 8,000 SF 2-Story Warehouse Building for Sale**  
**M1-1 Zoning / 30' Ceilings / 2 Drive-Ins**  
**Great Opportunity for User and Investor / Seller Financing**

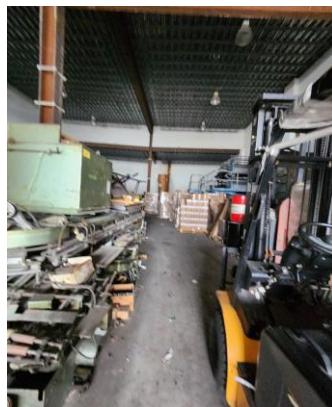


**897- 903 East 51<sup>st</sup> Street, Brooklyn NY 11223**  
**Block 7205 - Lot 53**

**Features:**

- 8,000 SF 2- Story Warehouse Building
- 6,000 SF Ground Floor
- 2,000 SF Second Floor
- Second Floor Can Be Extended Additional 4,000 SF
- Lot Dimensions: 60' x 100'
- 60 feet Frontage on East 51<sup>st</sup> Street
- 30' Ceilings
- 2 Drive-In Doors
- Zoning M1-1
- Built 2005
- Ample Power
- Gas Heat
- 2 Bathrooms
- Fireproof
- Concrete / Brick / Steel Construction
- Located in Commercial Area
- Easy Access to All Major Roadways
- Buses One Block Away
- Delivered Vacant
- RE Taxes: \$35,000.00
- Seller Financing Available

**Ideal For:**  
**Warehouse – Distribution**  
**Fabrication – Assembly – Manufacturing**  
**Wholesale – Showroom**  
**Any Automotive Uses**



**For More Info, Price and Inspection**  
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