

Exclusive

BORO PARK PORTFOLIO

BOROUGH PARK, BROOKLYN, NY 11219

3605 FT. HAMILTON PKWY

1106 36TH STREET

1110 36TH STREET

1112 36TH STREET

1114 36TH STREET



Daniel

Gale

Sottheby's

INTERNATIONAL REALTY

Borough Park Portfolio

Borough Park | 3 COMMERCIAL UNITS



EXECUTIVE SUMMARY

Daniel Gale Sotheby's International Realty is pleased to offer an exclusive opportunity for 3605 Fort Hamilton Parkway, 1106 36th Street, 1110 36th Street, 1112 36th Street, & 1114 36th Street, located in the Borough Park section of Brooklyn. The portfolio has been home to Memo Auto Repair, Inc., 36th Street Collision, & DE-KO Auto Body businesses, providing automotive services collectively to the community for over 20 years.

The portfolio includes three above-grade buildings with corner street frontage with an estimate of 222 linear feet, featuring 6,367 SF of parking, situated on a highly trafficked section of Ft. Hamilton Parkway. All structures are single-story industrial masonry buildings, with a gross SF of 5,580 SF area on Ft. Hamilton Pkwy and 36th Street—two along Ft. Hamilton Parkway and two on 36th Street.

The three contiguous lots totaling 11,987 SF, and with M1-2 zoning, there is potential for 29,336 SF of buildable commercial or light manufacturing space, and approximately 57,346 SF of community facility use. Given the community demographics, this site is an attractive as-of-right opportunity for future community facility development.

PRICE UPON REQUEST



Borough Park Portfolio

BOROUGH PARK | 3 COMMERCIAL UNITS



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PROPERTY OVERVIEW



Borough Park Portfolio

Borough Park | 3 COMMERCIAL UNITS



PROPERTY OVERVIEW

Property Overview		3605 Ft Hamilton Parkway	1106, 1110, 1112 36 th Street	1114 36 th Street
Block & Lot #		05292 - 0028	05292 - 0030	05292 – 0033
Real Estate Taxes		\$13,076	\$10,093	\$25,241
Lot Dimensions		77 ft x 34 ft	72 ft x 75 ft	40 ft x 84 ft
Lot Area (Sf)		3,040	5,350	3,557
Zoning		M1-2	M1-2	M1-2
Building Class		G2	G2	G2
Building Sf		1,100	1,000	3,480
Building Dimension		50 ft x 22 ft	20 ft x 50 ft	40ft x 82 ft
Roof Height		18 ft	14 ft	15 ft
Year Built		1931	1931	1931
Commercial Unit		1	1	1
Parking Area (Sf)		1,940	4,350	77
Commercial FAR		2	2	2
Facility FAR		4.8	4.8	4.8
FAR as Built		0.36	0.19	0.98
Maximum Allowable Floor Area		6,080	10,700	7,114
As Built Floor Area (Sf)		1,094	1,016	3,486
Remaining Buildable Floor Area		4,986	9,684	3,628

Borough Park Portfolio

3605 FORT HAMILTON PARKWAY, BROOKLYN



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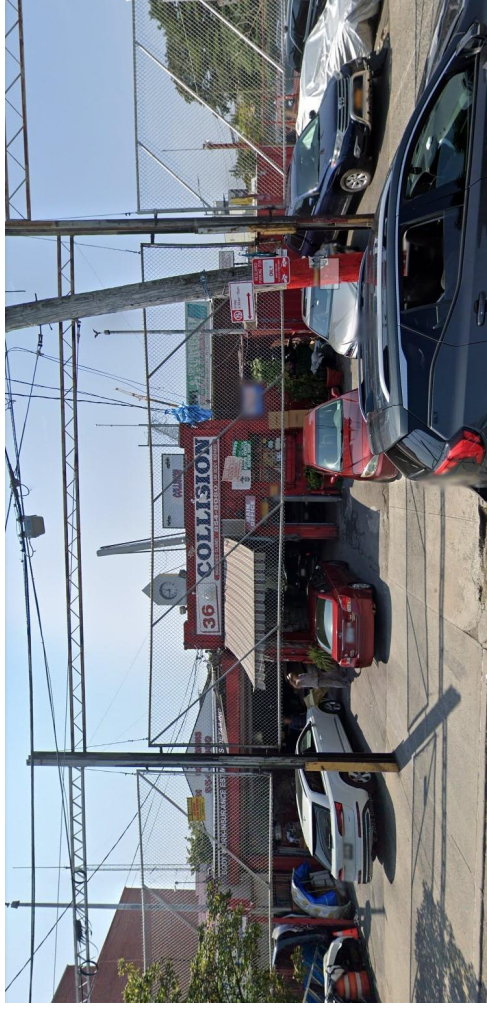
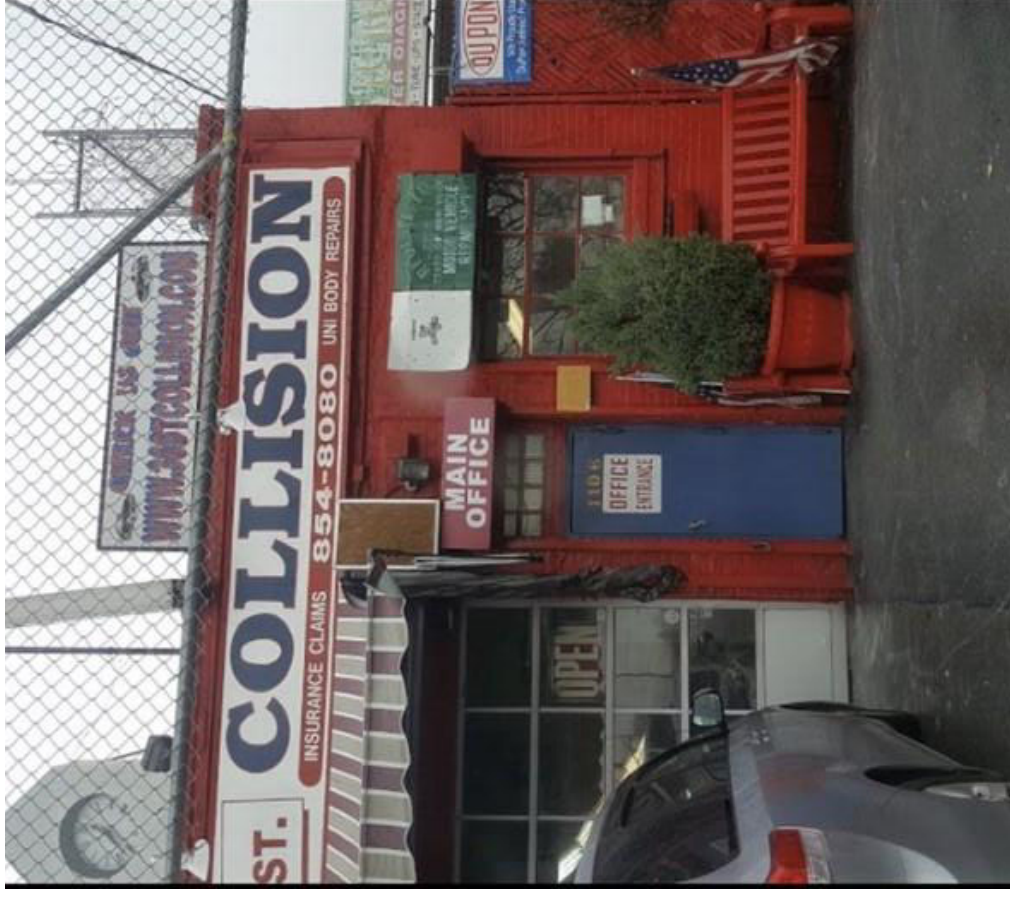
PROPERTY PHOTOS



1106, 1110, 1112 36th Street, Brooklyn NY



A photograph of a '36 COLLISION' insurance center. The building has a red and white facade with large signs. A white car is parked in front, and a yellow car is visible inside the bay. A wooden structure is in the foreground.



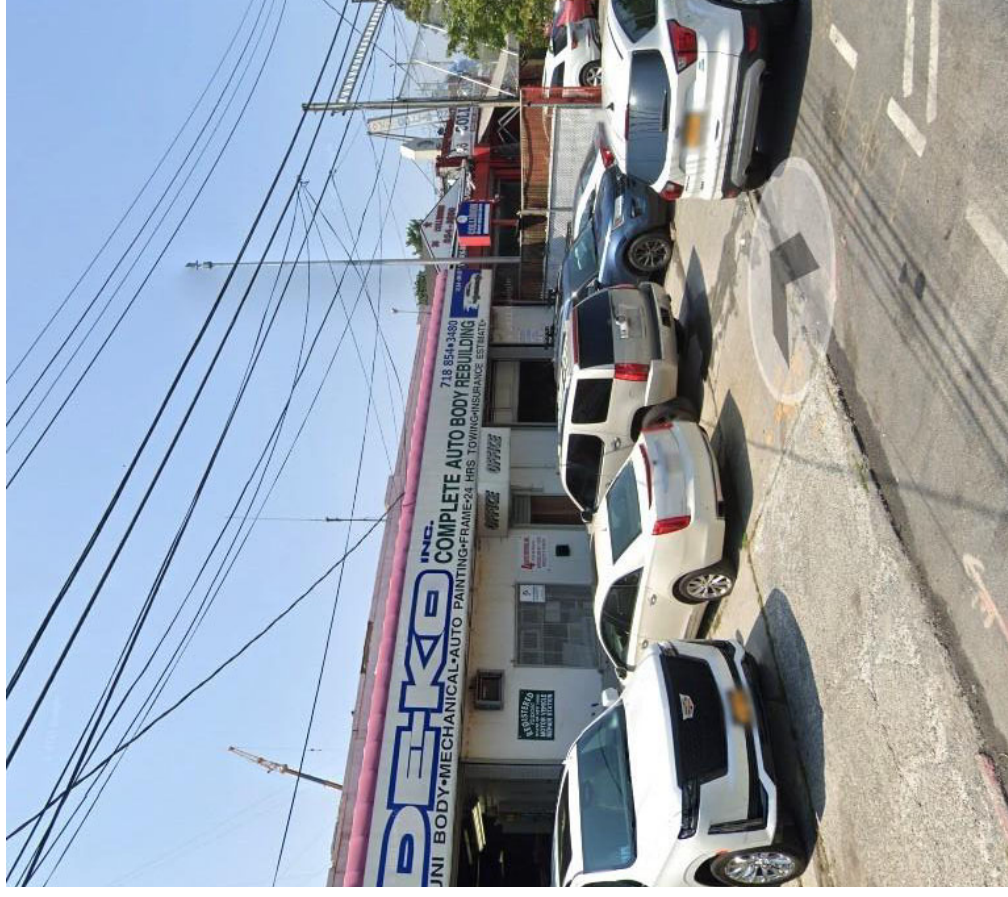
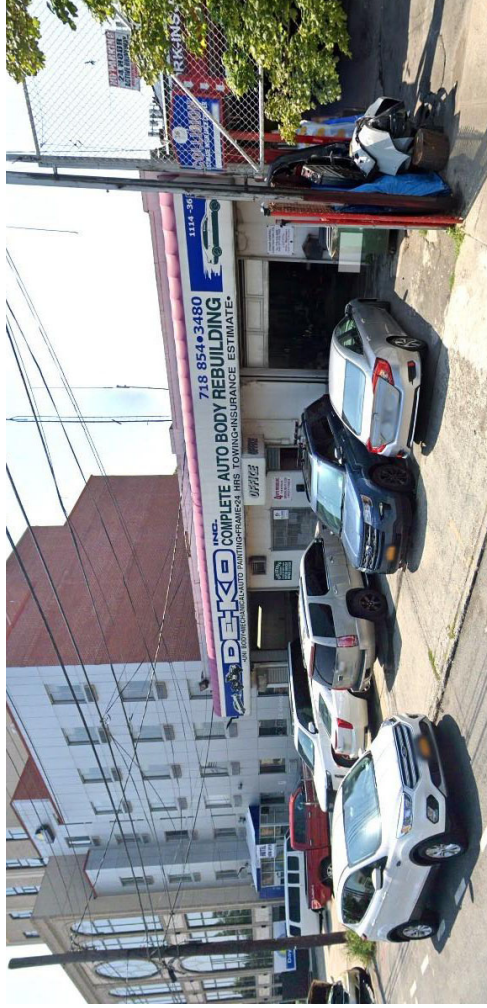
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1114 36th Street, Brooklyn NY



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PROPERTY PHOTOS



Borough Park Portfolio

M1-2 ZONING



ZONING DISTRICT OVERVIEW

General Permitted Uses

Manufacturing Uses: M1-2 districts allow for a wide range of manufacturing activities, provided they meet the district's performance standards.

Commercial Uses: Retail and service uses are also permitted.

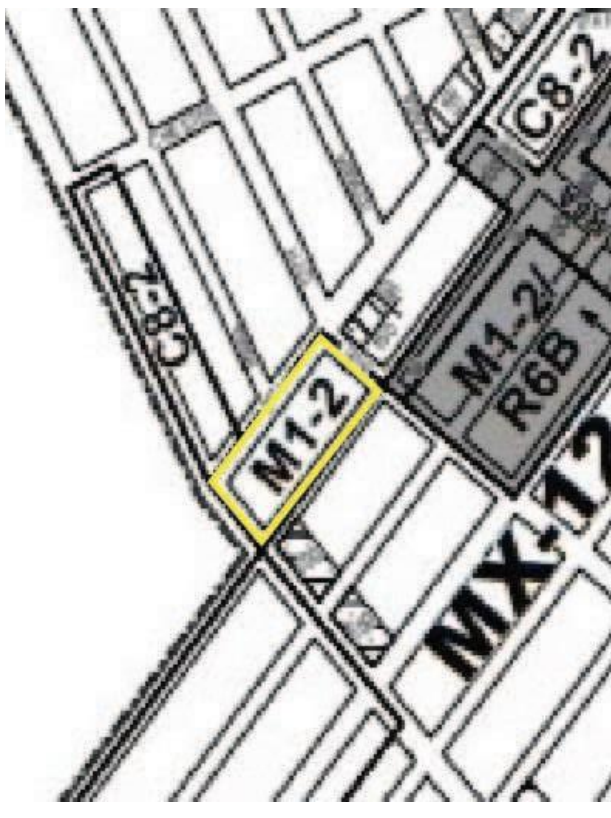
Community Facility Uses: Some community facilities, like houses of worship, are allowed as-of-right.

Light Manufacturing: This includes businesses like woodworking, construction, and production facilities.

Warehousing and Wholesale: Storage, distribution, and wholesale operations are common.

Oces and Service Facilities: Related Old Colony Elder Services (Oces), auto repair shops, and other service establishments are allowed.

Emerging Tech: The district can also support modern businesses like maker



Borough Park Portfolio

Neighborhood Highlights



LOCATION OVERVIEW

Borough Park Overview:

Community Character: Borough Park is a vibrant residential neighborhood known for its strong Jewish community, with significant Orthodox, Hasidic, and Hassidic populations. It also features diverse cultural influences and active community institutions.

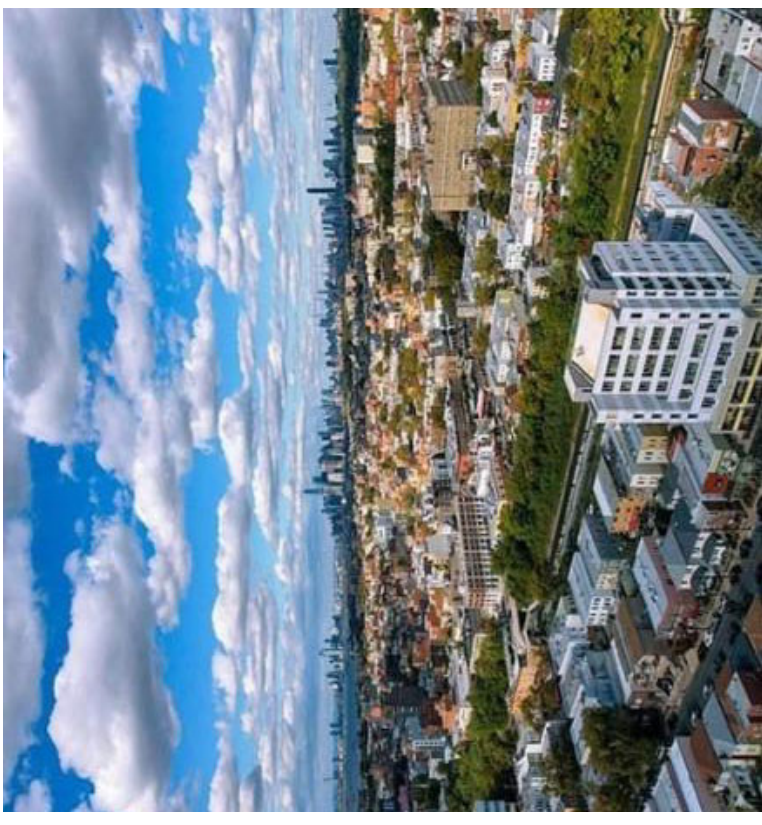
Commercial Hub: The area is a bustling commercial corridor with numerous small businesses, restaurants, kosher markets, and retail stores, especially along major streets like 13th Avenue and 12th Avenue.

Accessibility: Borough Park is well-connected via multiple subway lines including the D, N, R, and W trains, providing easy access to Manhattan and other parts of Brooklyn. Major bus routes also serve the neighborhood.

Development Potential: The area has seen ongoing development, with opportunities for residential, commercial, and community facility projects—particularly in zones like M1-2 which allow for flexible use options.

Demographics: Demographically, Borough Park has a dense population with a mix of long-time residents and new arrivals, contributing to a dynamic local economy and active community life.

Proximity: It's conveniently close to key Brooklyn neighborhoods such as Sunset Park, Dyker Heights, and Kensington, with easy access to the Brooklyn Army Terminal and the Verrazano-Narrows Bridge.



Borough Park Portfolio

Neighborhood Highlights



LOCATION OVERVIEW CONT.

RECENT DEVELOPMENTS

- **4622 Fort Hamilton Parkway:** 16 unit residential building for affordable housing.



PROPOSED DEVELOPMENTS | PERMITS FILED 2025

- **552 MC Donald Avenue:** proposed 71-foot-tall development will yield 37,999 square feet designated for community facility space. The steel-based structure will also have a cellar, a fourth floor rooftop terrace, and one open parking space.
- **1547 60th Street:** The project will feature a multilevel community facility with a terrace. The future 3,401-square-foot build will not skimp on parking, as plans include a cellar-level lot in addition to a second-floor parking facility. The ground floor will house multiple commercial units.
- **4218 Fort Hamilton Parkway:** 218-foot tall structure will yield 113,260 square feet, with 9,700 square feet dedicated to ground floor retail, and 103,560 square feet for an unspecified philanthropic community facility.



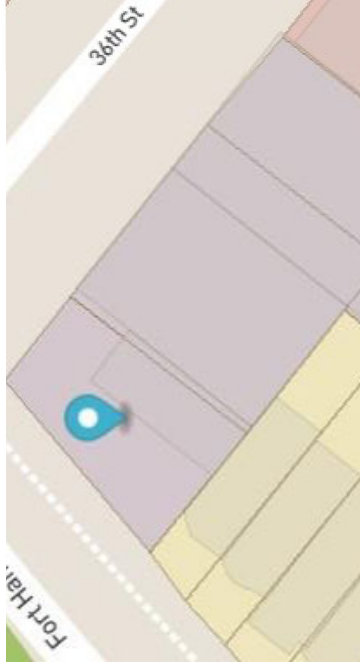
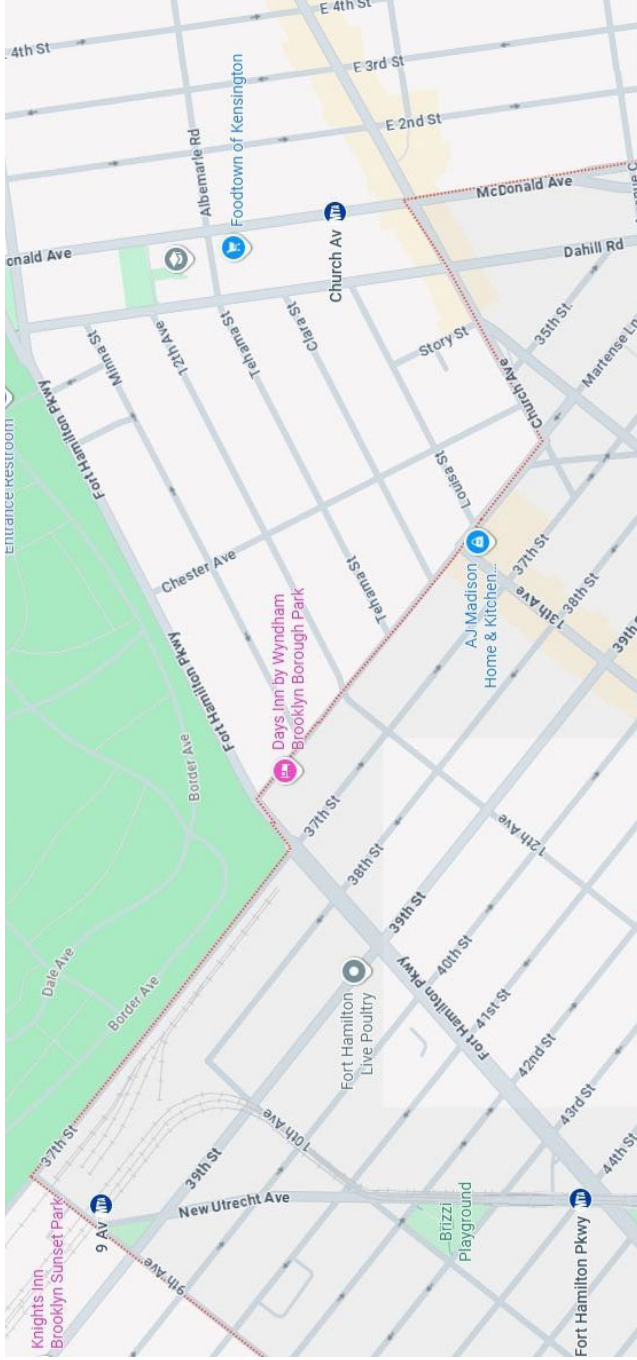
Borough Park Portfolio

Neighborhood & Tax Map



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NEIGHBORHOOD & TAX MAP



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