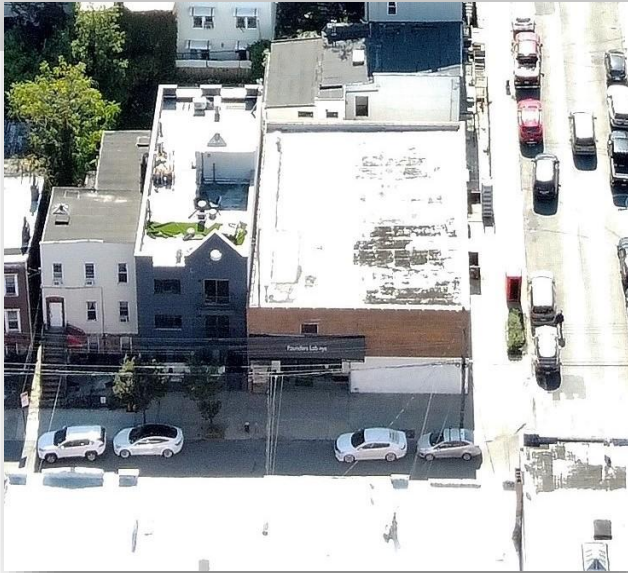


972 Metropolitan Ave

Brooklyn, NY 11211



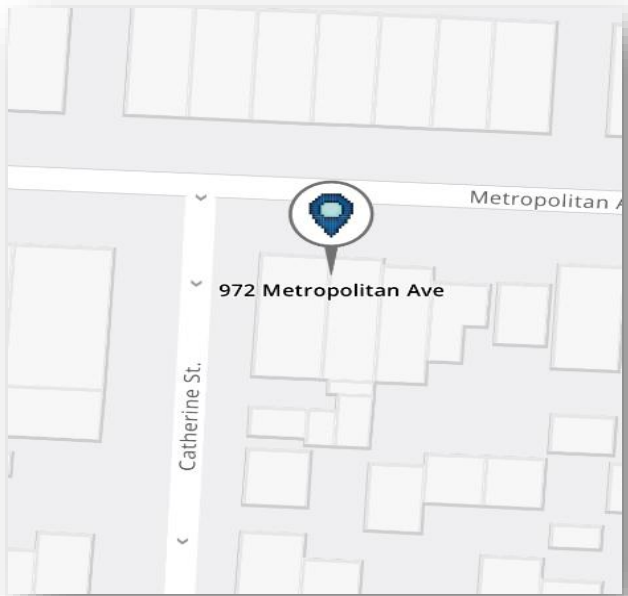
Commercial Warehouse 3,913 SF



Description

Reyes & Elsamad has been retained on an exclusive basis to sell 972 Metropolitan Ave, Brooklyn, NY 11211. This one-story warehouse has a total building square footage of 3,913 SF. The property has 20-foot ceilings with entrances on both avenues. The current design has a loft area by the main entrance offering office and storage space. The property will be delivered vacant. This location is also 5-minute walk to the L-Train Station offering quick access into Manhattan.

Property Details



Address	972 Metropolitan Ave
Location	Corner of Metro & Catherine St
Block Lot	2918 0001
Lot Dimensions	49.60 x 63.78
Lot SF	3,163 SF
Building Dimensions	49.60 x 63.78
Building SF	3,913
Zoning	M1-1
Commercial FAR	1.0
Residential FAR	0.0
Current Property Tax	\$15,448
Current Tenancy	Delivered Vacant

Asking Price: Inquire

For more information, please contact:

Julio Reyes

Commercial Investments
Licensed Real Estate Broker
julio@reyeselsamad.com | 212.235.2776 Ext: 3 - **Mobile:** 718-496-9820

INVESTMENT HIGHLIGHTS

- 3,163 SF one-story commercial warehouse with efficient layout and 20-foot ceiling heights, suitable for a wide range of industrial, storage, or creative uses. There is a mezzanine that adds an additional 750 SF to the overall space of the warehouse; totaling 3,913 useable square footage.
- Prime Williamsburg/Bushwick border location on Metropolitan Ave with dual street frontage at the corner of Catherine Street, ensuring strong visibility and accessibility.
- Delivered vacant at closing, offering an immediate opportunity for an owner-occupier or repositioning by an investor without the need for tenant buyouts.
- Flexible M1-1 zoning allows for light manufacturing, warehouse, distribution, and certain office/creative uses, with strong long-term upside potential given surrounding neighborhood growth.
- Proximity to transportation: just a 5-minute walk to the L-Train station, providing direct connectivity into Manhattan in under 20 minutes.
- Rectangular lot measuring 49.6' x 63.78', maximizing usability and efficiency of space.
- Low property taxes: \$15,448 annually, creating favorable operating expenses and attractive cash-flow potential relative to other warehouse assets in Brooklyn.
- Surrounded by a thriving mix of residential, retail, and commercial developments, enhancing long-term value and positioning the property for adaptive reuse opportunities.

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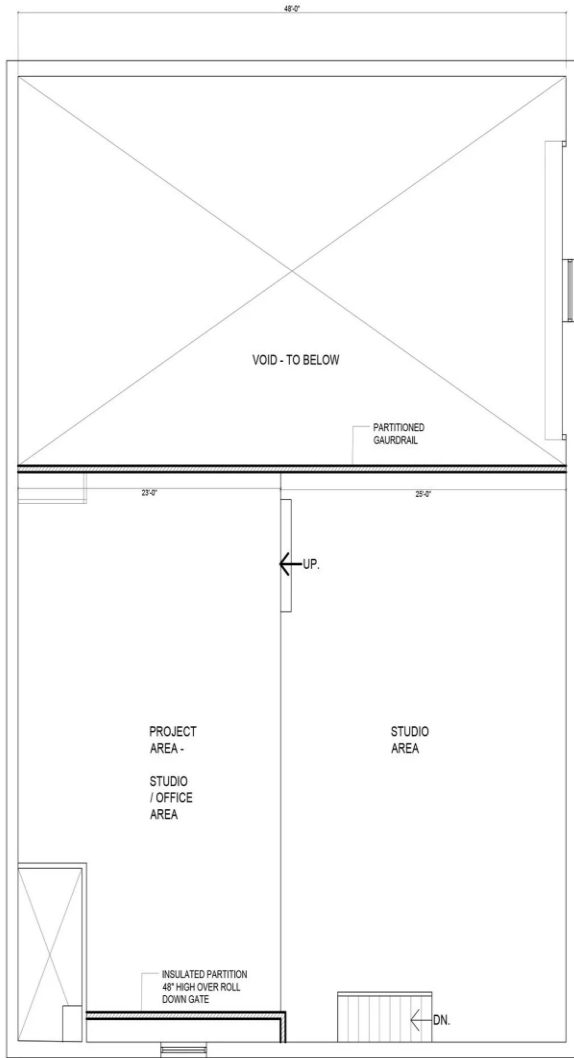
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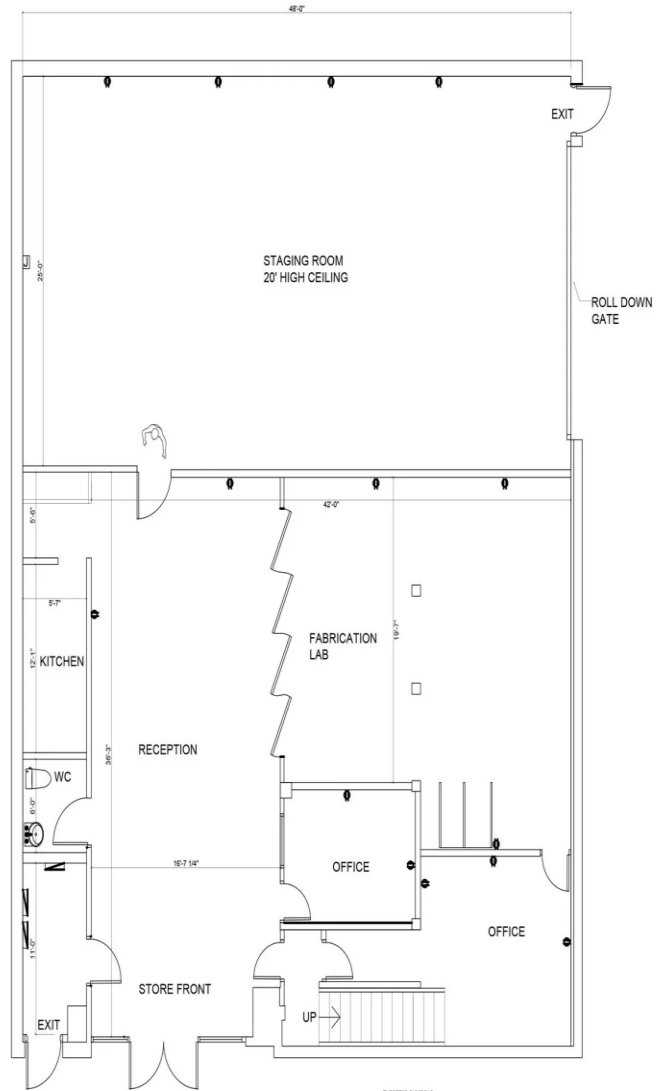
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2 PLAN - UPPER LEVEL LOFT STUDIO
SCALE: N.T.S



1 PLAN - GROUND FLOOR SHOP / FAB LAB.
SCALE: N.T.S

ELECTRIC SYMBOLS
JUNCTION BOX
DEDICATED RAMP
QUAD. OUTLET
BREAKER PANEL

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