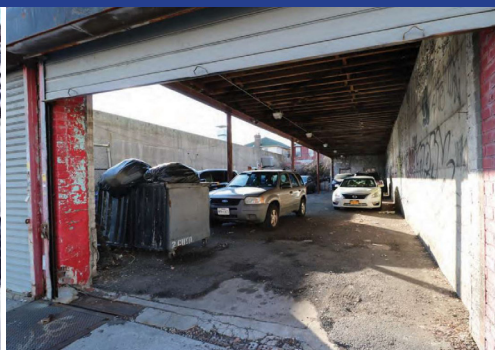




# 1376 UTICA AVE, BROOKLYN, NY 11203

FOR SALE

## FIXER-UPPER ON 3,000 SF LOT



## 2,000 SF BUILDING + 1,000 SF LAND

### PROPERTY INFORMATION

LOCATION	On Utica Ave, Foster Ave, and Farragut Rd
BLOCK / LOT	4784 / 20
LOT SF	3,000
LOT DIMENSIONS	30'x100'
GROUND ELEVATION	19'
BUILDING	1
ROOF HEIGHT	14'
ALLOWED USABLE FLOOR	3,000 SF
ZONING	M1-1
COMMERCIAL FAR	1
RE TAXES ['25-'26]	\$7,157.84

(PRICE UPON REQUEST)

### TRANSPORTATION

TRAINS



BUS



ROADS

UTICA AVENUE

FOSTER AVENUE

FARRAGUT ROAD

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

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