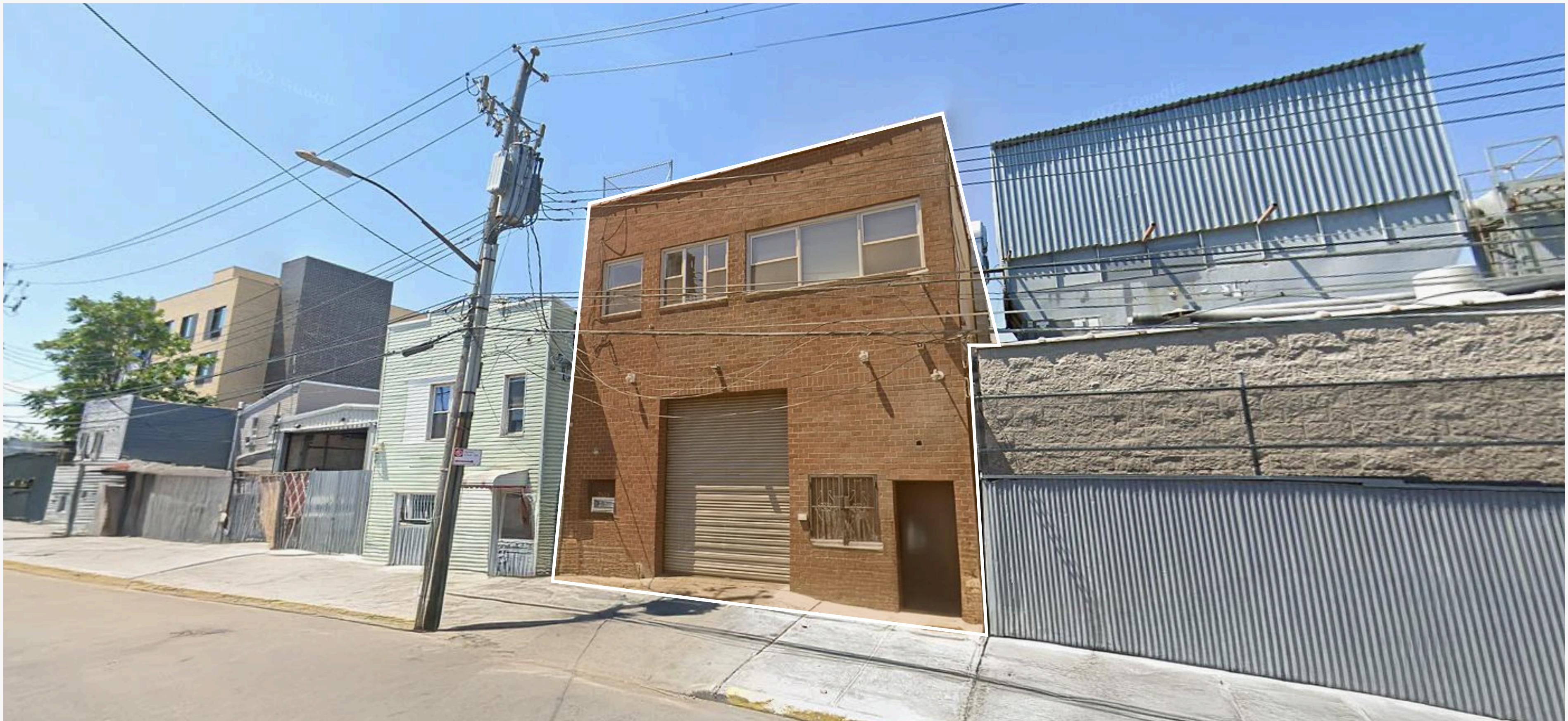
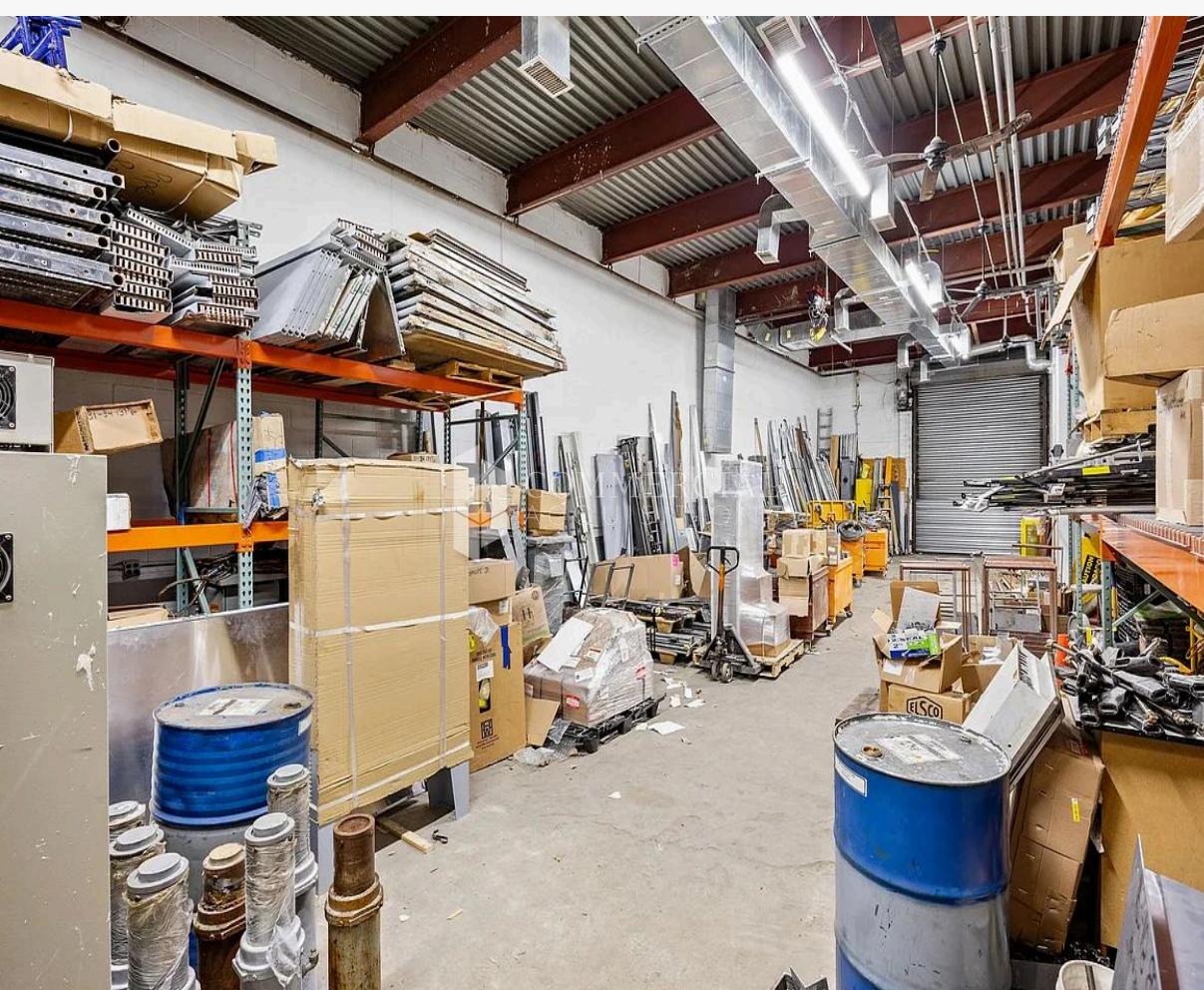
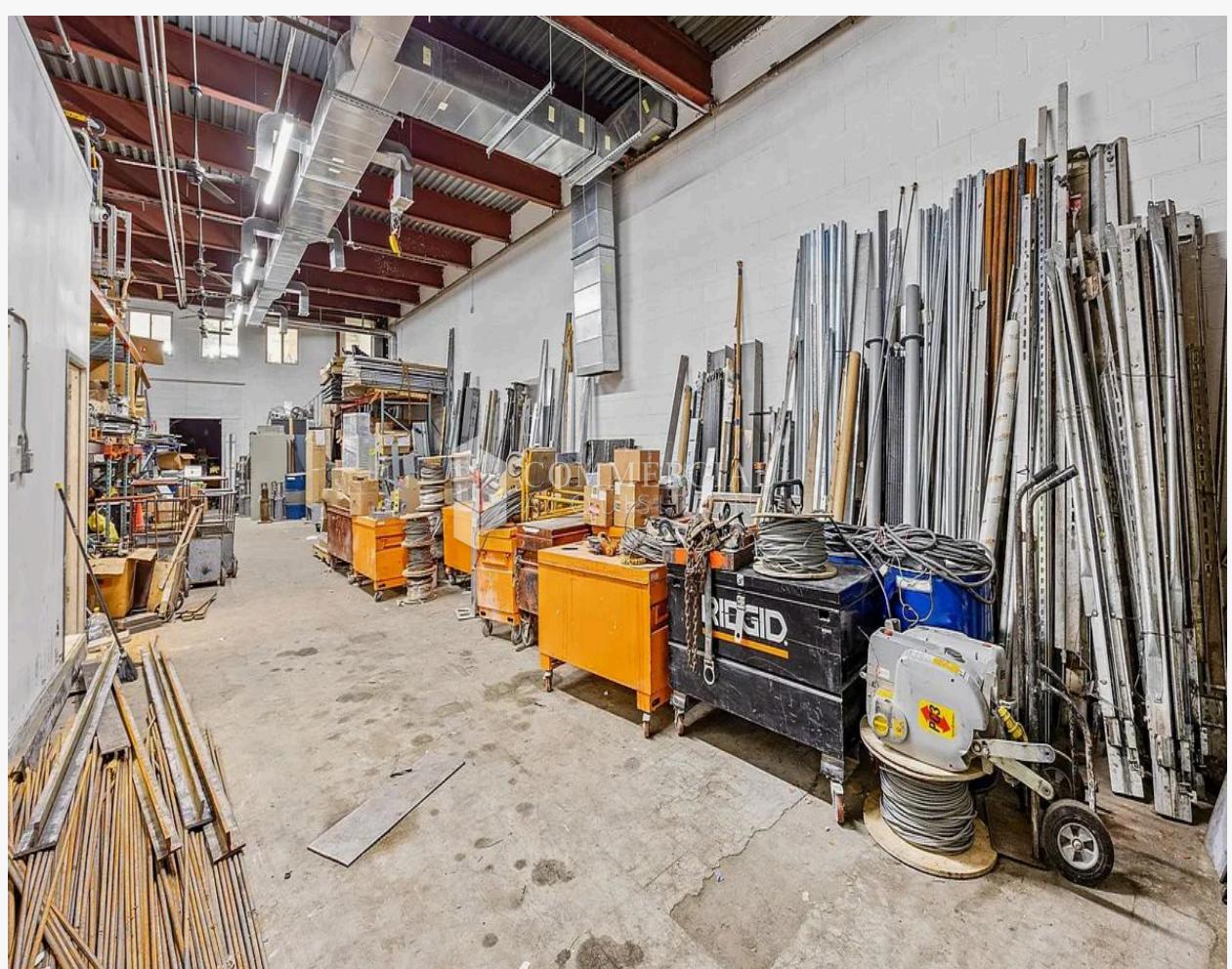
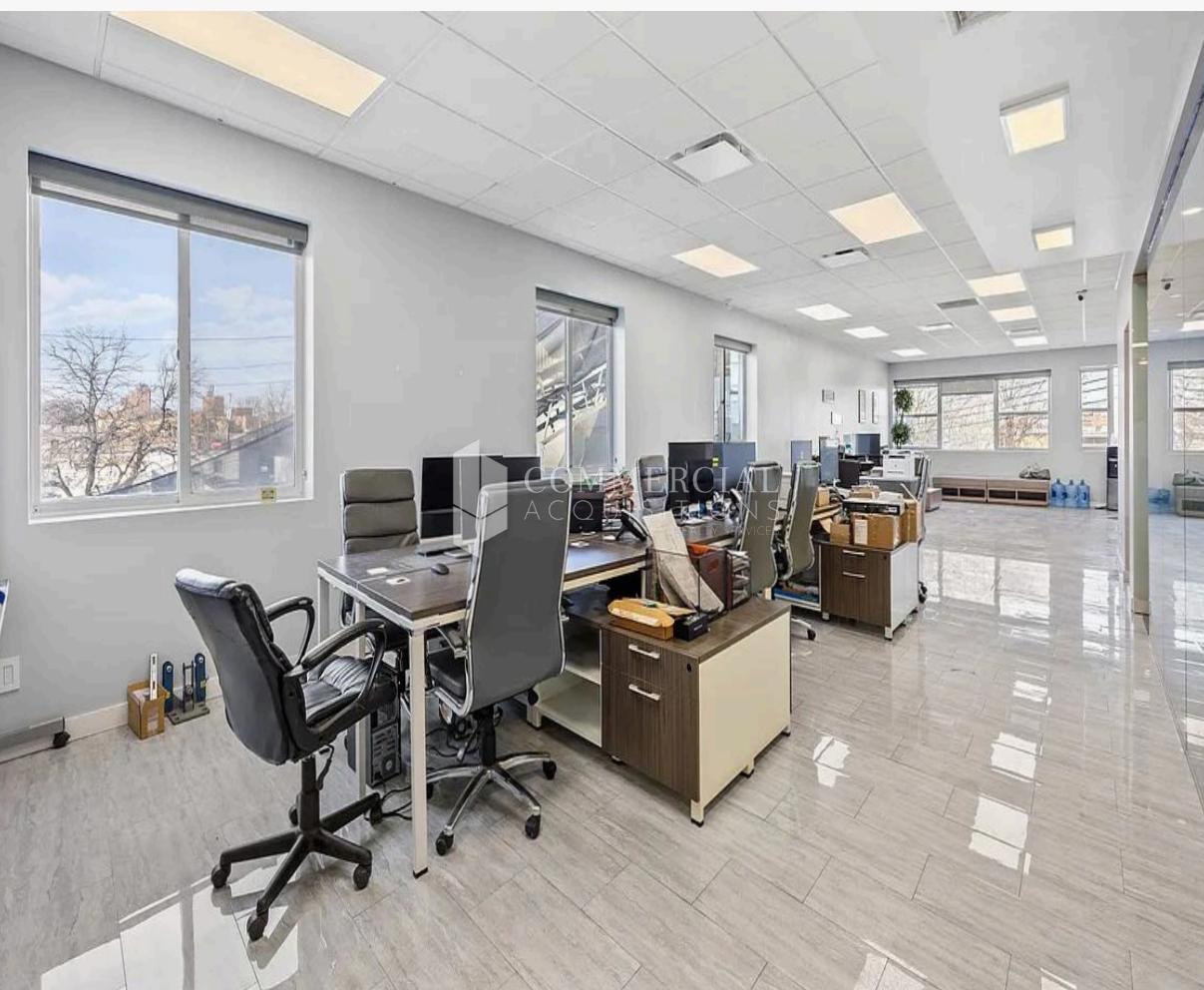
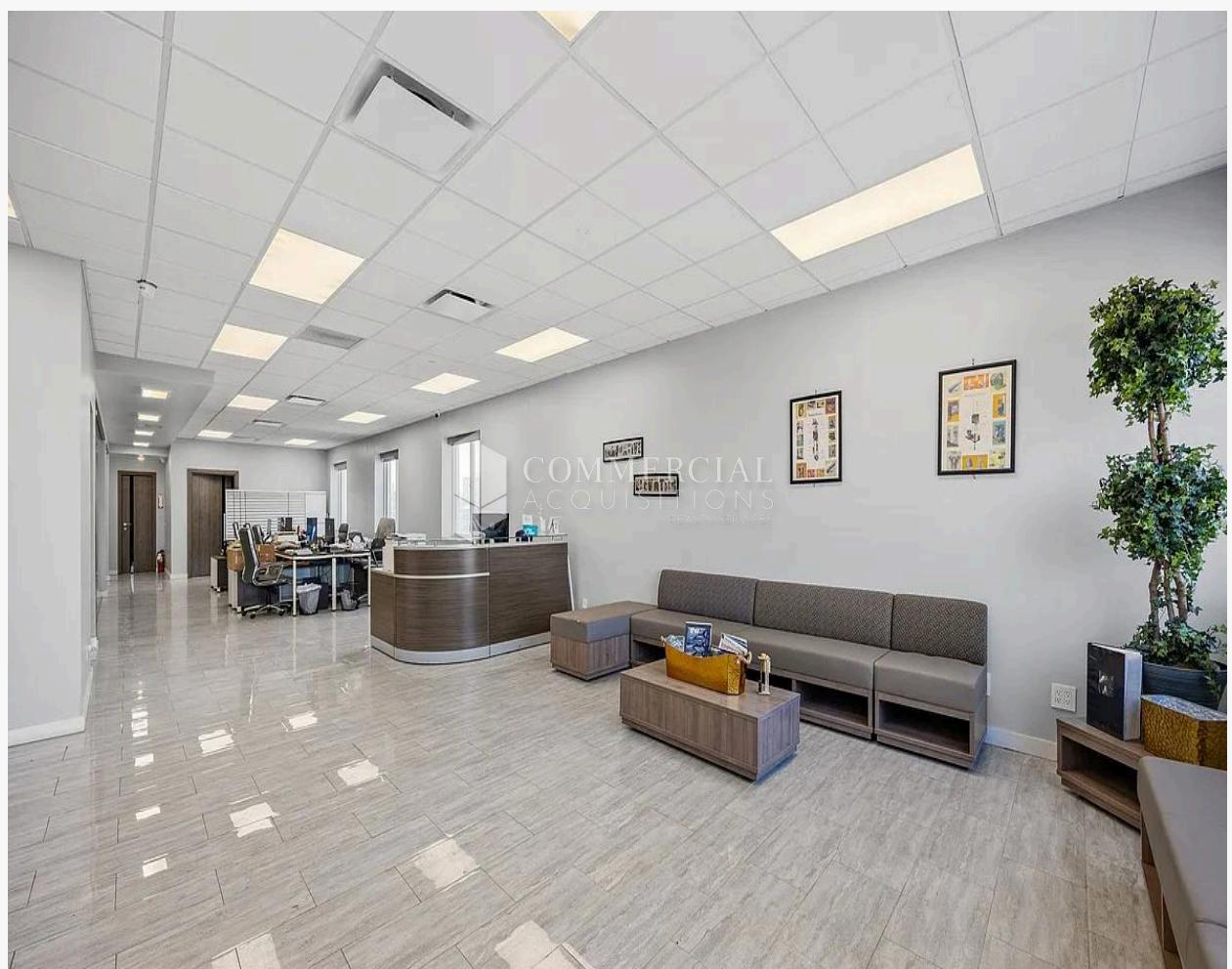


# WAREHOUSE BUILDING FOR SALE



**2614 W 13TH ST, BROOKLYN, NY 11223**



## PROPERTY DETAILS

### LOCATION INFO

W 13TH NEXT TO AVE Z

### NEIGHBORHOOD

GRAVESEND

### BLOCK & LOT

07225-0011

### ZONING

M1-1

### PROPERTY TAX

\$15,245

### SIZE

LOT - 3,000 SF (30 FT X 100 FT)

TOTAL BUILDING SIZE -

6,750 SF

### ASKING PRICE

**\$2,639,000.00**

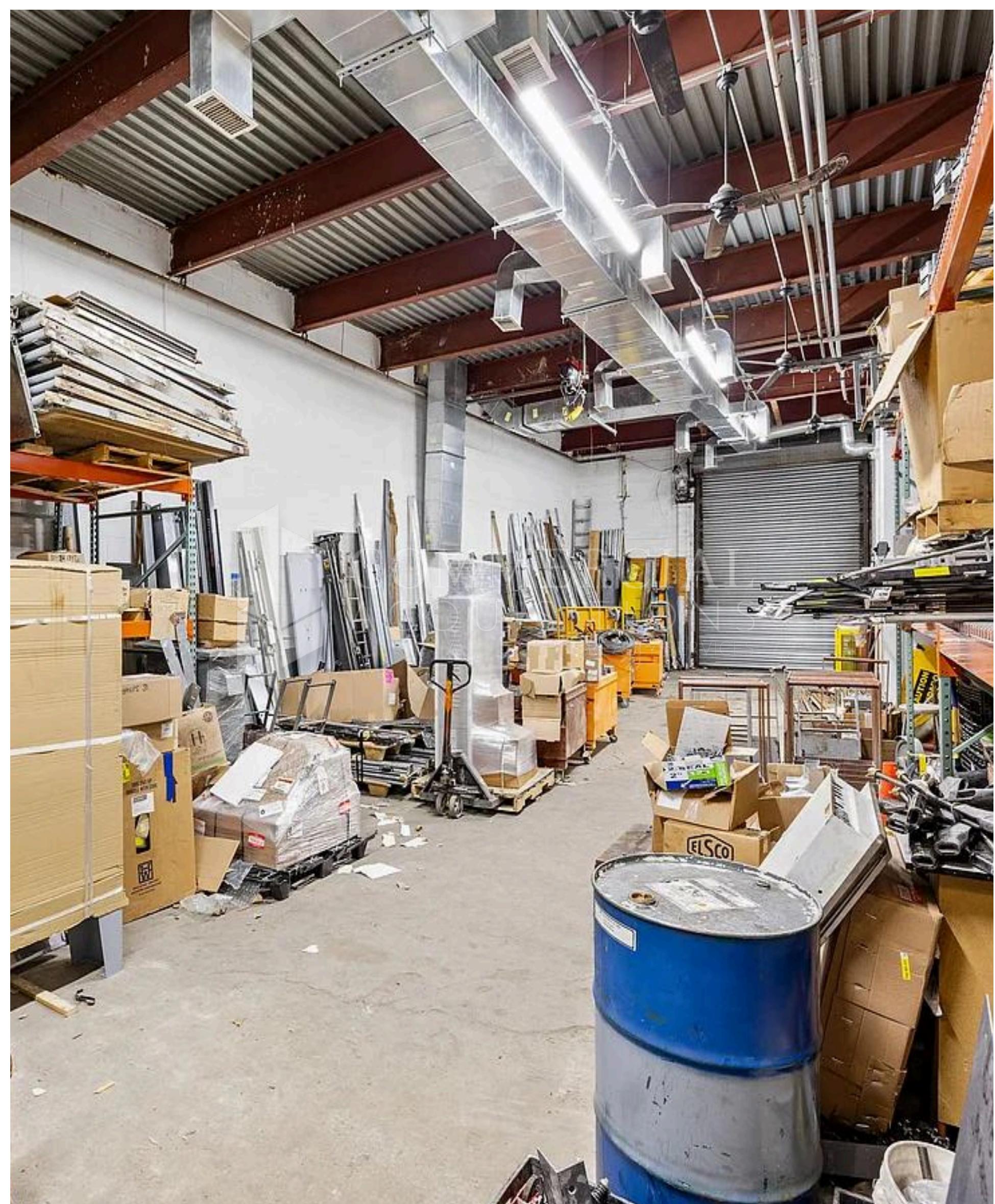
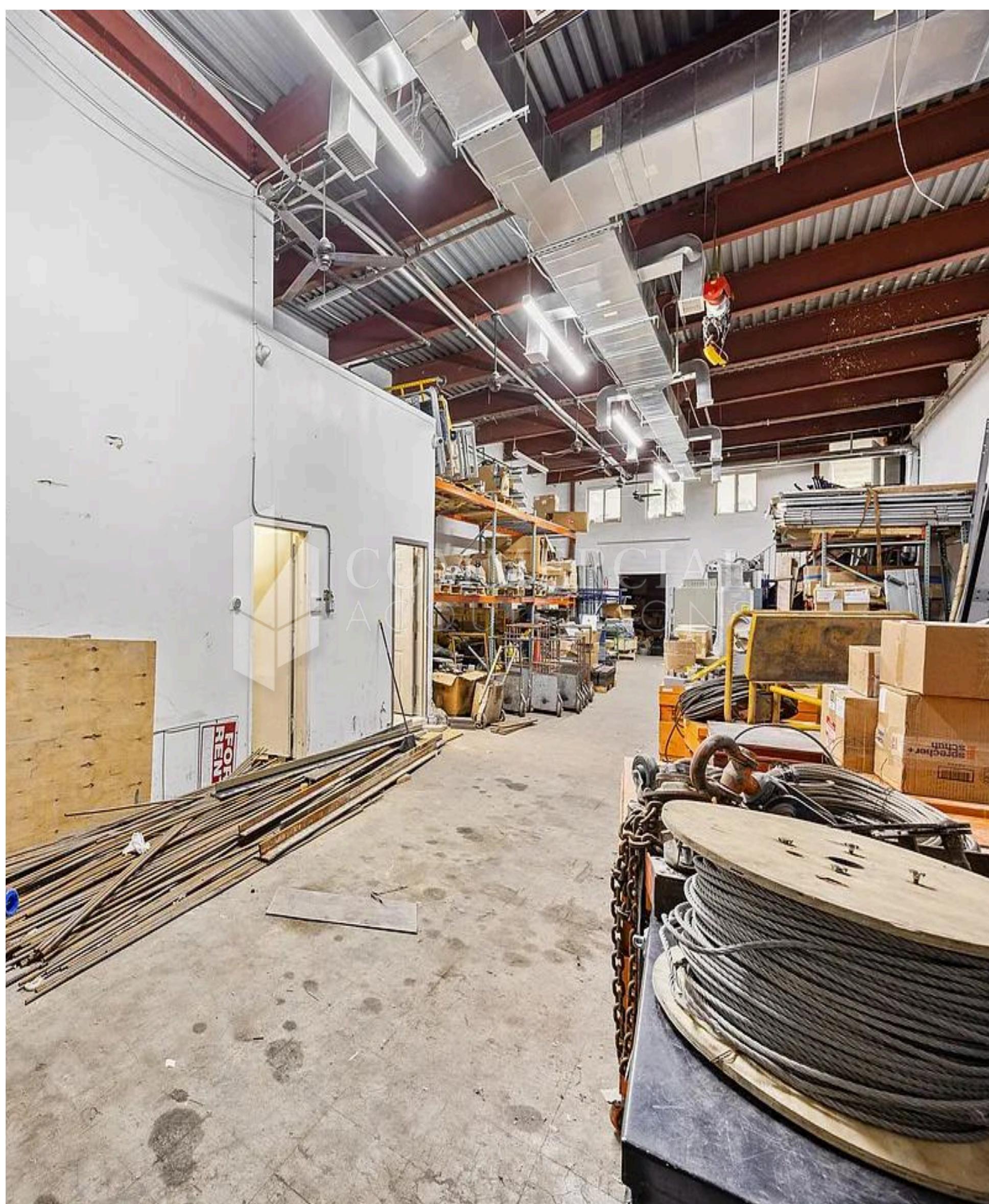
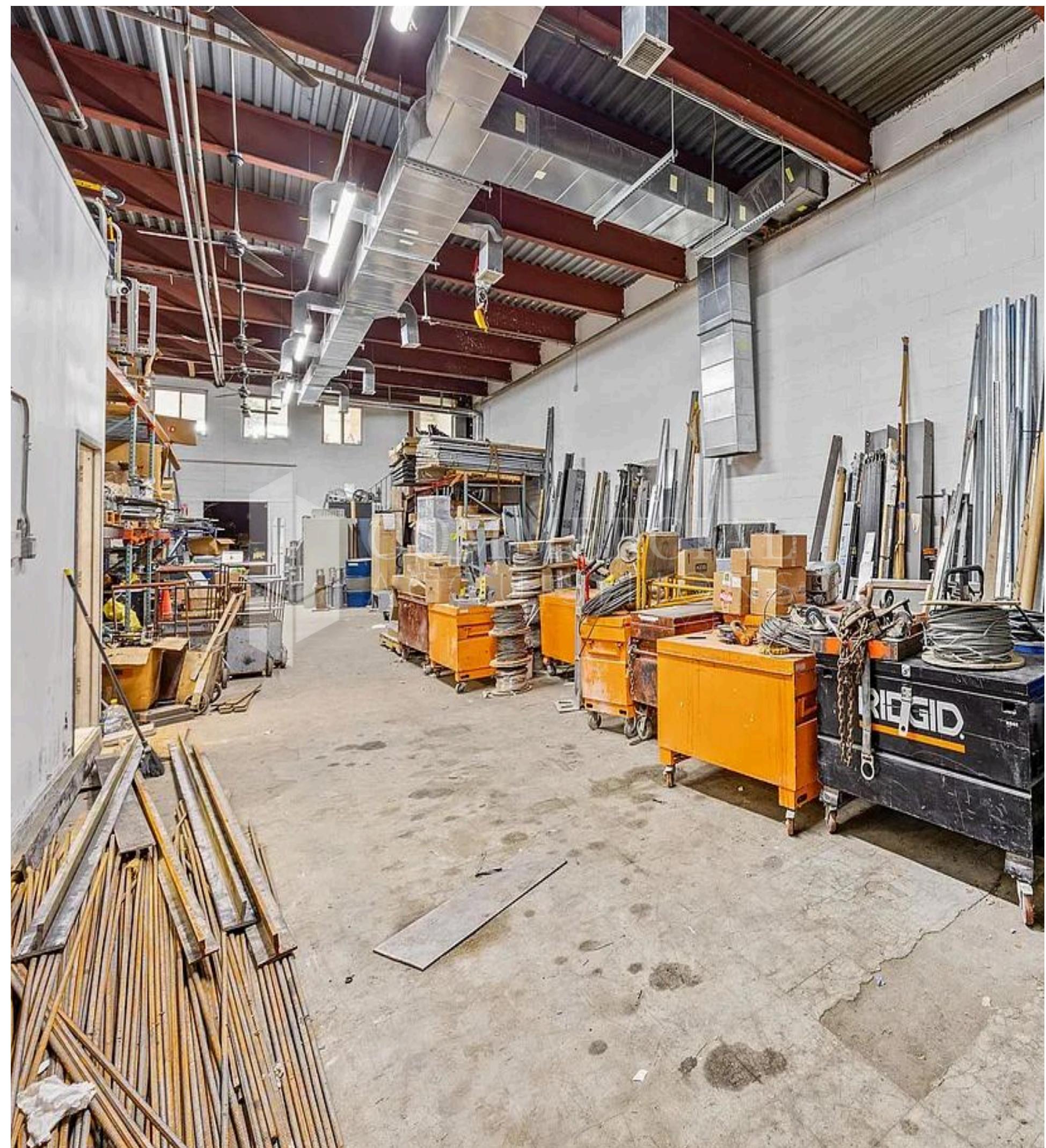
### CONTACT EXCLUSIVE BROKER

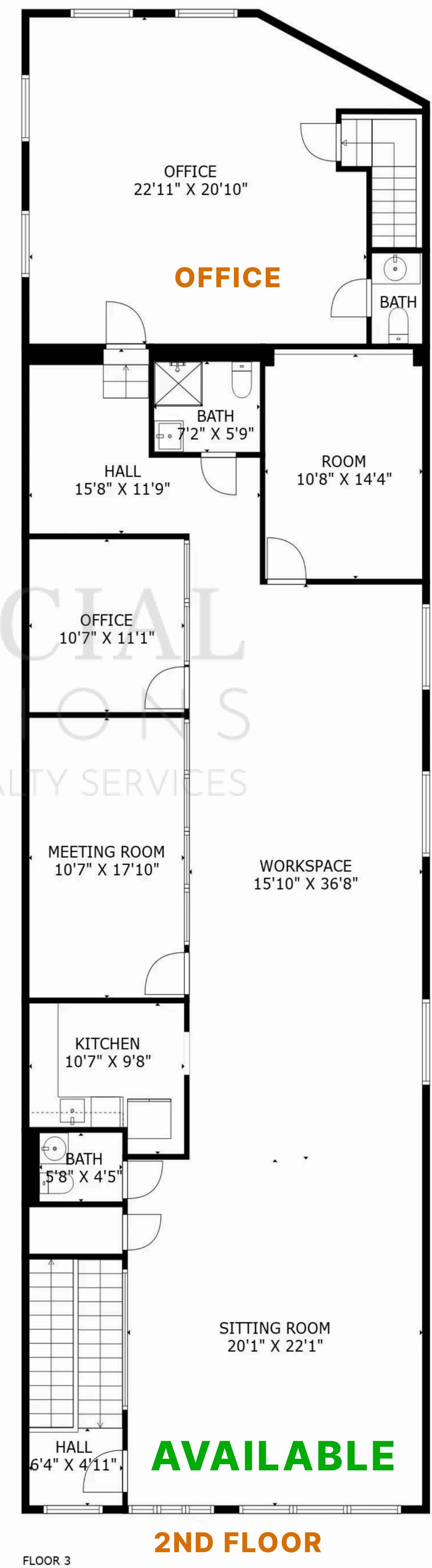
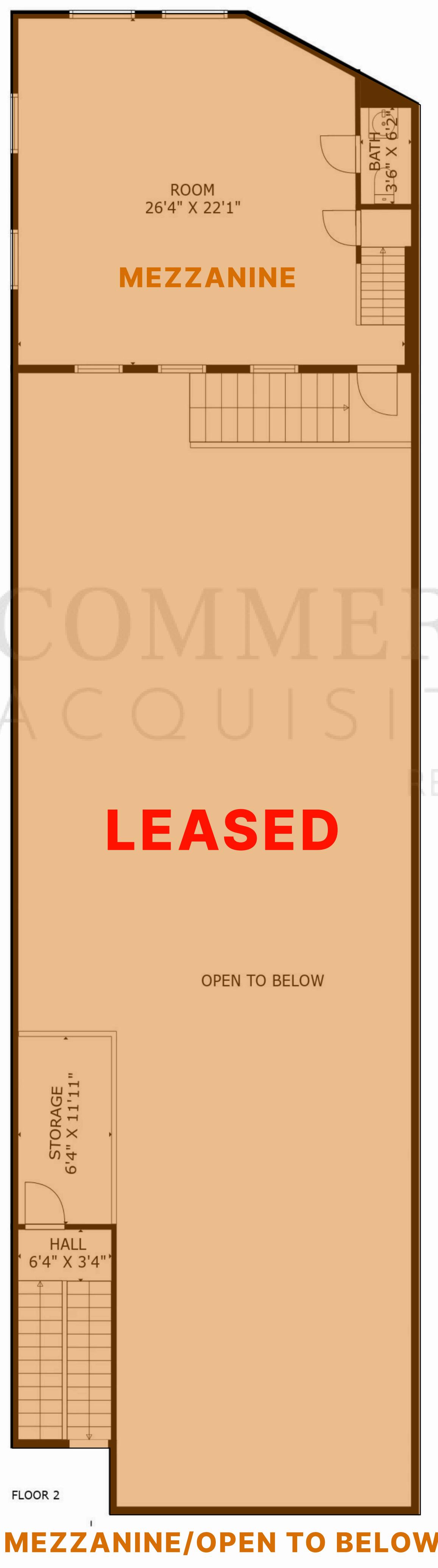
ARSEN ATBASHYAN  
917-939-3760  
ARSEN@COMMERCIALACQ.COM

FOR MORE INFORMATION ON THIS PROPERTY PLEASE CALL OUR OFFICE: **718.517.8700**

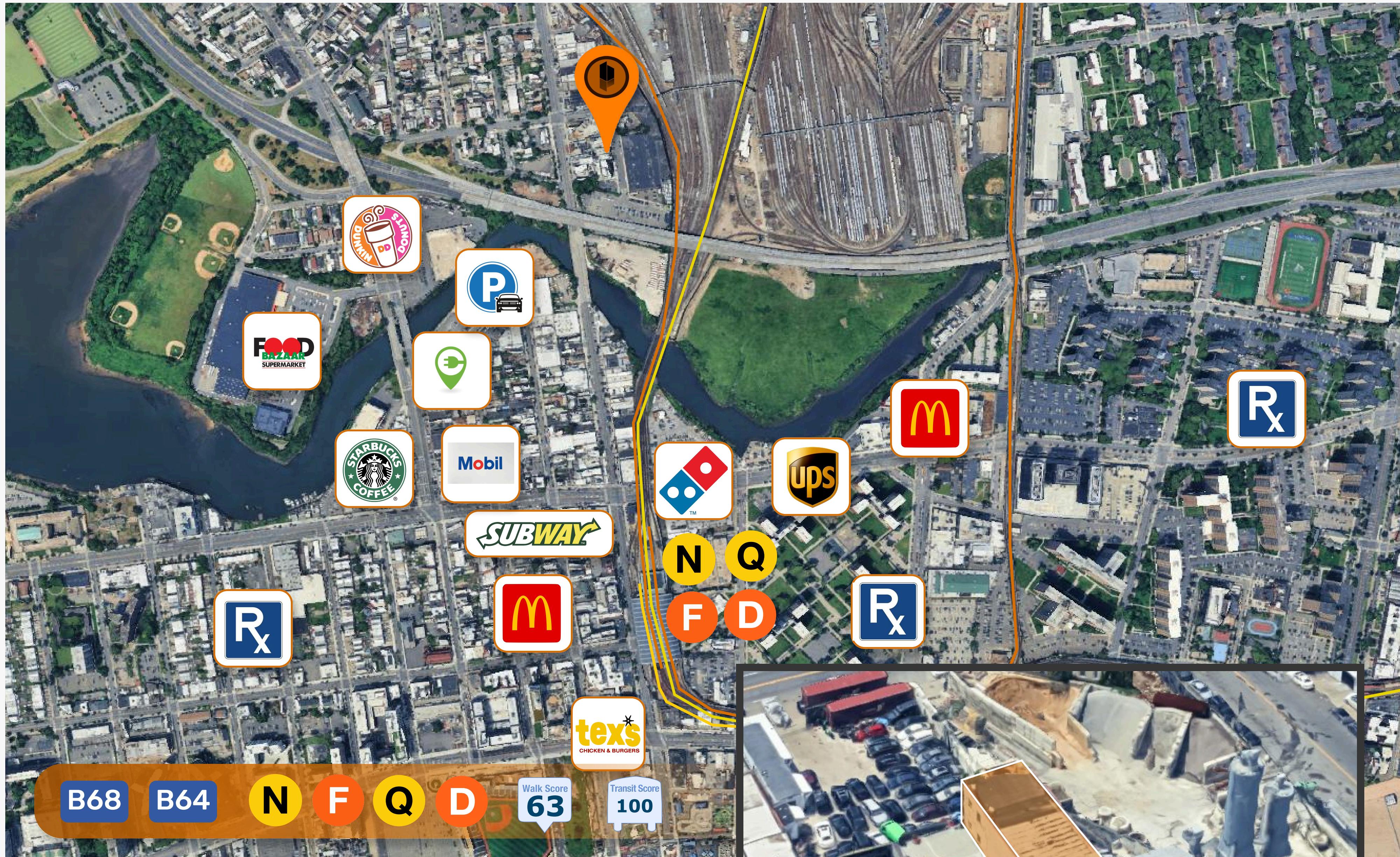
# SECOND FLOOR OFFICE







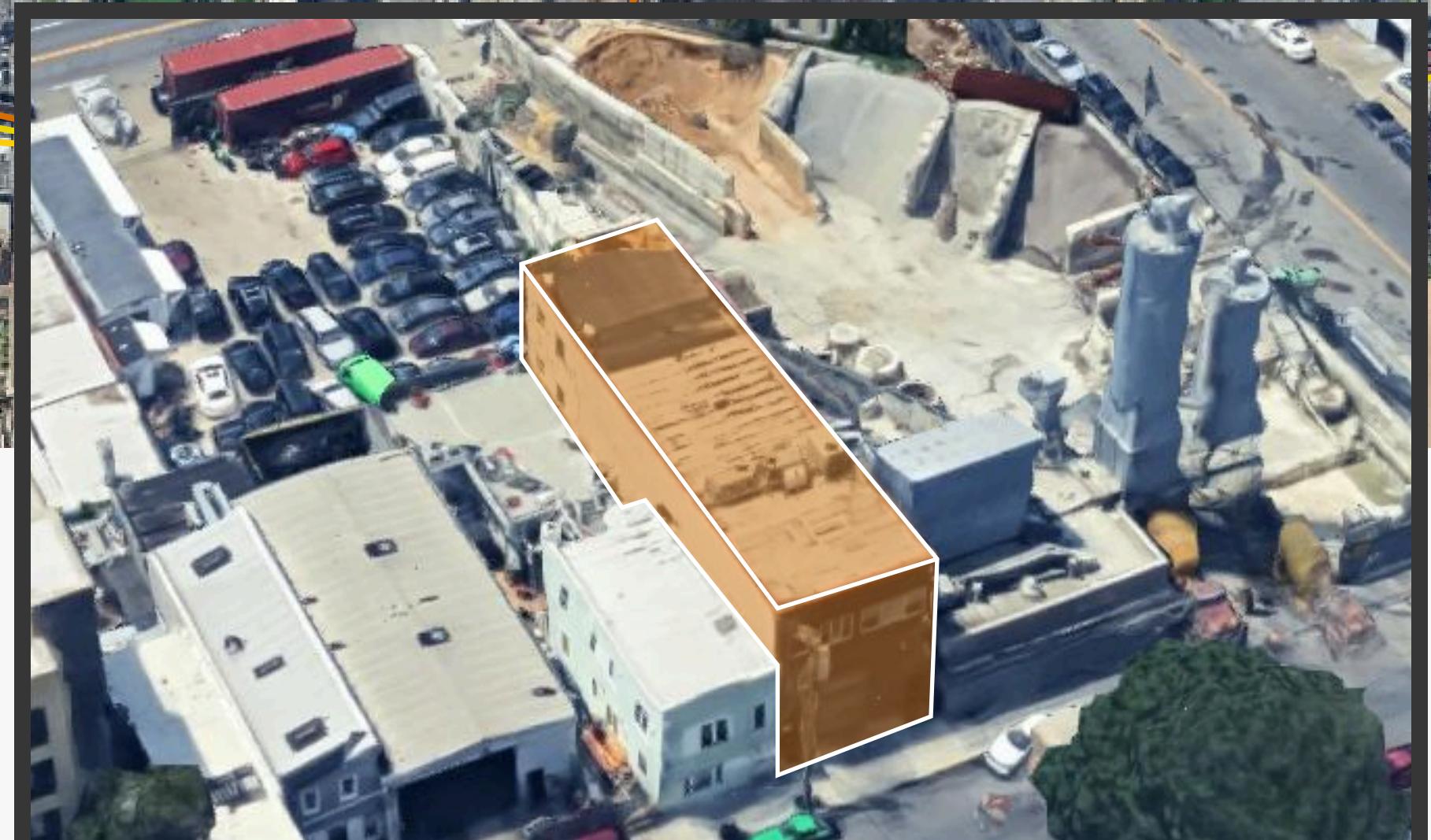
**WEST 13TH ST**



2614 W 13TH ST, BROOKLYN,  
NY 11223

## PROPERTY COMMENTS

- 30' FRONTAGE
- GROUND FLOOR 16' CLEARANCE
- LARGE OVERHEAD GATE (13' HEIGHT)
- GR FL: 5 YEAR LEASE / \$93,600 ANNUAL INCOME
- MAINTAINED WAREHOUSE - 3,000 SF
- BUILT OUT 2ND FLOOR OFFICE - 3,000 SF
- MEZZANINE - 750 SF
- CENTRAL HVAC THROUGHOUT
- CLOSE TO PUBLIC TRANSPORTATION



SATELLITE VIEW

## NEIGHBOURING TENANTS & AMENITIES



## CONTACT EXCLUSIVE BROKER

ARSEN ATBASHYAN  
917-939-3760  
ARSEN@COMMERCIALACQ.COM

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