

5,000 SF | 1632 Atlantic Ave | Vacant Industrial Property For Sale

1632 Atlantic Ave, Brooklyn, NY 11213



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REAL ESTATE EXPERTS

Brief Property Overview



Sale Price

\$2,400,000

OFFERING SUMMARY

Building Size:

5,000 SF

Lot Size:

4,000 SF

Zoning:

M1-1

PROPERTY OVERVIEW

Extra high ceiling height

Delivered vacant

16-25 ft ceiling height

Roll down gate is 16 ft wide

Building is 40 ft wide

Building has 400 amps

LOCATION OVERVIEW

Located in the Crown Heights neighborhood of Brooklyn between Albany Ave & Troy Ave near the Kingston - Throop Ave subway station.

Nearest Transit: A & C trains at Kingston - Throop Ave and the B15 & B65 bus lines.

Nearby tenants include Dollar Tree, Food Universe Marketplace, McDonald's, Chase Bank, Super Foodtown, RD Bank, Blink Fitness, 7-eleven, Sunoco, Popeye, Golden Krust, Dunkin', and more!

Broker is relying on Landlord or other Landlord-supplied sources for the accuracy of said information and has no knowledge of the accuracy of it. Broker makes no representation and/or warranty, expressed or implied, as to the accuracy of such information.

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Property Summary

BUILDING INFORMATION

Building Dimensions:	40' x 100'
Building Size (Approx.):	5,000 SF
Commercial Units:	1
Zoning:	M1-1
Floor Area Ratio:	1.25
Max. Allowable Commercial FAR:	1
Max. Allowable Facility FAR:	2.4

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Additional Photos



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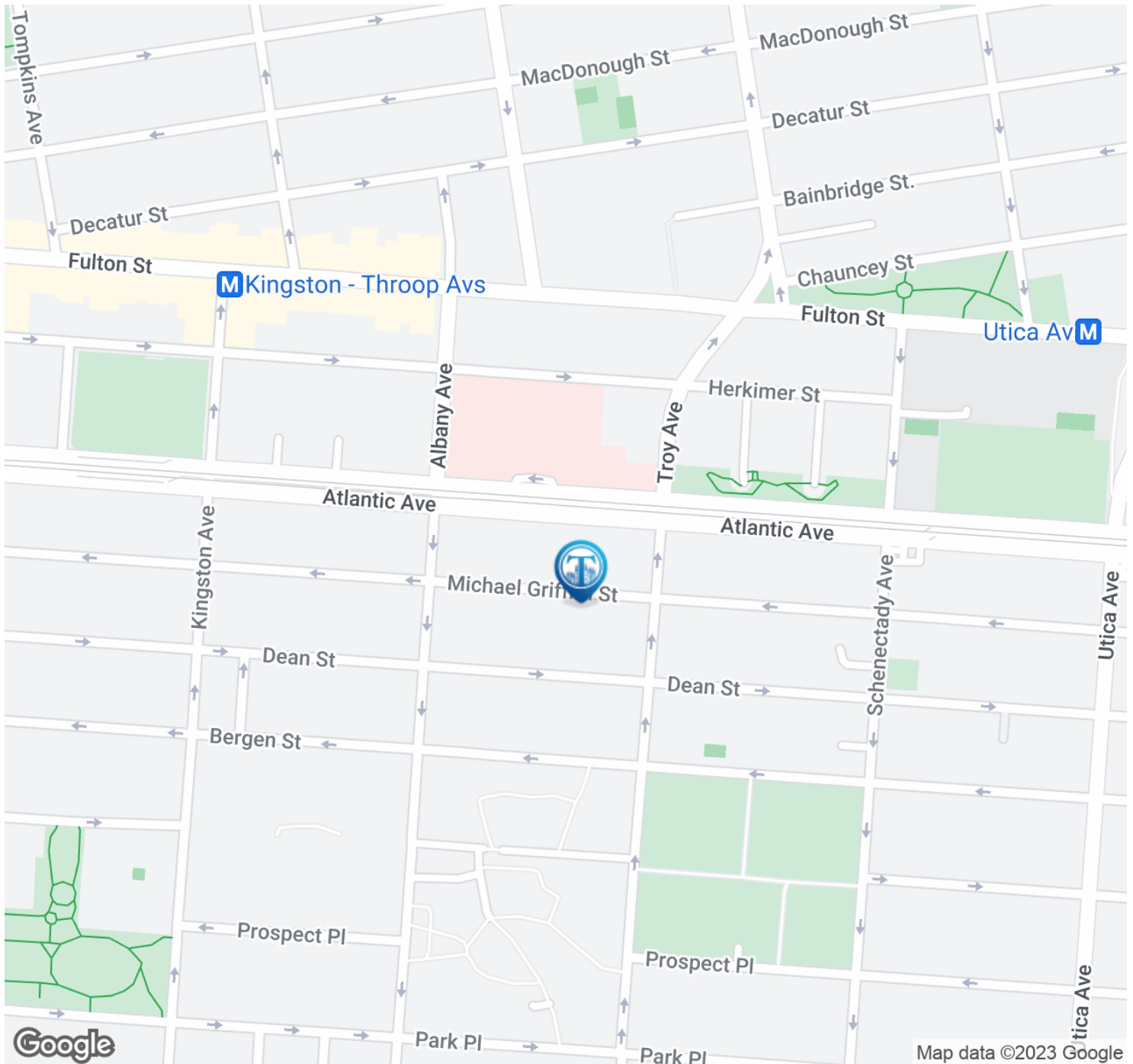
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Location Map



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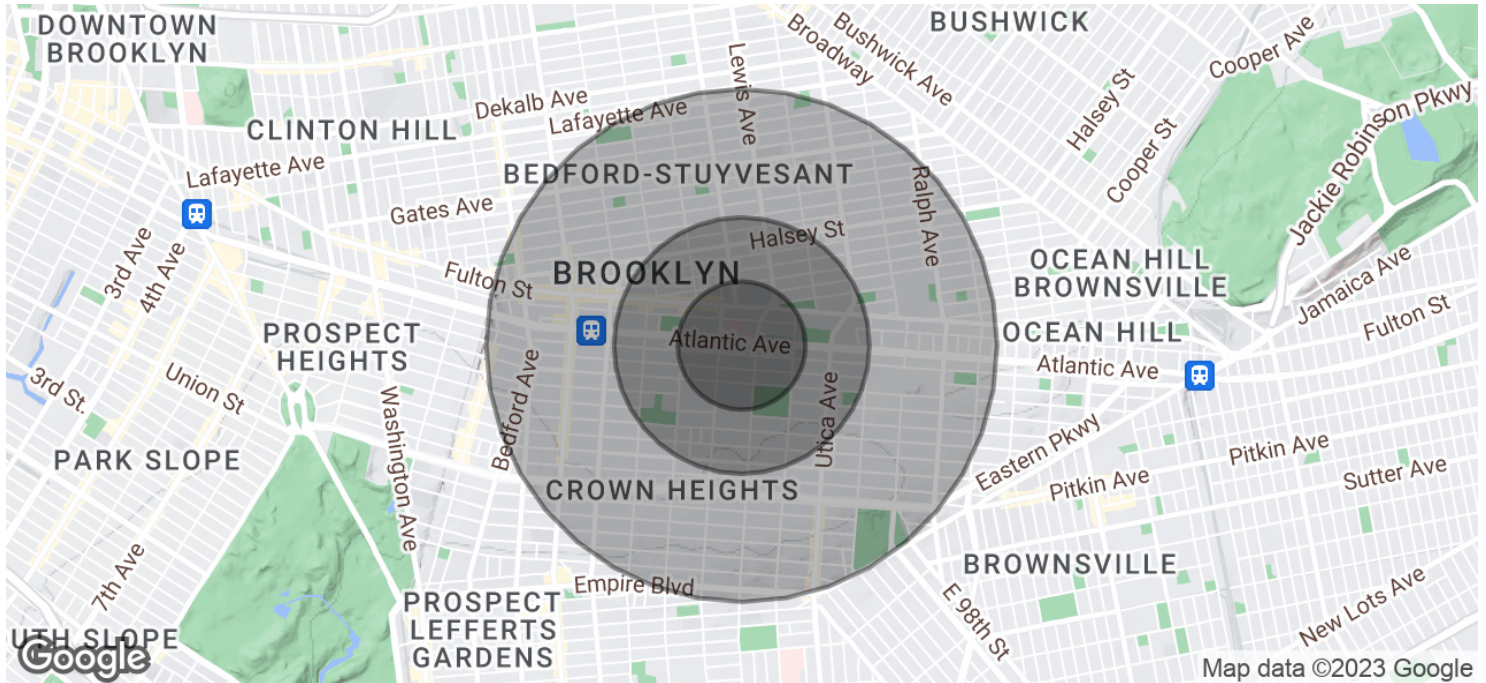
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Demographics Map & Report



POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	10,397	44,925	193,295
Average Age	35.2	36.3	35.1
Average Age (Male)	32.8	34.7	33.5
Average Age (Female)	36.8	38.1	37.0

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	4,322	19,691	85,474
# of Persons per HH	2.4	2.3	2.3
Average HH Income	\$70,429	\$81,914	\$79,714
Average House Value	\$606,021	\$872,853	\$827,114

* Demographic data derived from 2020 ACS - US Census

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Retailer Map



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