

FREE MARKET, MIXED USE BUILDING WITH DEVELOPMENT POTENTIAL

325 EMPIRE BOULEVARD
BROOKLYN, NY 11225



CONTACT EXCLUSIVE BROKERS FOR DETAILS

SCHUCKMAN[®]
REALTY INC.

516-496-8888

www.schuckmanrealty.com

BARUCH EDELKOPF

Licensed Associate R.E. Broker
be@schuckmanrealty.com

MATTHEW COLANTONIO

Licensed Associate R.E. Broker
matt@schuckmanrealty.com

NEW YORK OFFICE: 12 E 49TH STREET, SUITE 10-107 | NEW YORK, NY 10017
LONG ISLAND OFFICE: 1983 MARCUS AVE., SUITE 102 | LAKE SUCCESS, NY 11042

This information contained herein has been obtained from sources believed reliable. However, we have not verified it and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental and other conditions, prior sale, lease or financing, or withdrawal without notice. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and they may not represent the current or future suitability, availability or performance of the property. You and your tax and legal advisors should conduct your own investigation of any property and transaction. We may or may not have an exclusive or nonexclusive contractual relationship with a tenant or the owner/landlord of a particular property; and if we do, such relationship shall be fully disclosed to you on a timely basis. Third-party trademarks, service marks, graphics, and logos belong to third parties. You are not granted any right or license with respect to Schuckman Realty Inc.'s trademarks service marks, graphics, and logos or the trademarks service marks, graphics, and logos of any third party. Kenneth Schuckman is Broker of record of Schuckman Realty Inc.

FREE MARKET, MIXED USE BUILDING WITH DEVELOPMENT POTENTIAL

325 EMPIRE BOULEVARD | BROOKLYN, NY 11225

ASKING PRICE:

\$4,250,000

CAP RATE: 5.01%

INVESTMENT HIGHLIGHTS

PROPERTY INFORMATION	
ADDRESS	325 EMPIRE BLVD
CITY STATE ZIP	BROOKLYN, NY 11225
CROSS STREETS	NOSTRAND AVE & ROGERS AVE
NEIGHBORHOOD	CROWN HEIGHTS
BLOCK & LOT	01308-0046
LOT DIMENSIONS	28.42 FT X 100 FT
LOT SF	2,842
ZONING	R7-1, C1-3
F. A. R.	4.00



325 EMPIRE BLVD | BROOKLYN, NY 11225

COMMENTS

- ALL UNITS HAVE BEEN FULLY RENOVATED WITH MODERN FINISHES WITH TASTEFUL TOUCHES OF THE ORIGINAL DETAILED MOLDINGS AND REFINISHED HARDWOOD FLOORS.
- ALL UNITS HAVE THEIR OWN WASHER DRYER AND PRIVATE OUTDOOR SPACE
- BUILDING HAS WINDOWS ON THREE SIDES MAKING FOR GREAT LAYOUTS AND LIGHT & AIR EXPOSURE
- NEW ROOF LAYER IN 2018/19
- MAIN HEATING LINES INSULATED FOR SYSTEM ENERGY EFFICIENCY
- NEW GLASS STORE FRONT INSTALLED AND THE RETAIL HAS 11" CEILINGS
- COMMERCIAL UNITS HAVE CELLAR STORAGE
- BUILDING IS SITTING IN BETWEEN THE POST OFFICE AND CHASE BANK AND IN FRONT OF THE B43 BUS STOP MAKING IT PERFECT FOR A NEW COFFEE SHOP / BAKERY OR A LOCAL NEIGHBORHOOD BREAKFAST / LUNCH SPOT
- AROUND THE CORNER FROM THE STERLING 2 AND 5 TRAIN, 25 MINUTE COMMUTE TO WALL ST AND 35 MINUTE COMMUTE TO MID-TOWN
- THE BUILDING IS SANDWICHED IN BETWEEN TWO FUTURE DEVELOPMENT SITES AND HAS AN ADDITIONAL 5,758 SQFT OF AIR RIGHTS
- THE BUILDING HAS A POURED CONCRETE FOUNDATION, BRICK MASONRY, A STEEL SUPERSTRUCTURE AND WOULD BE ABLE TO SUPPORT THE ADDITIONAL AIR RIGHTS

CONTACT EXCLUSIVE BROKERS FOR DETAILS

SCHUCKMAN[®]
REALTY INC.

516-496-8888

www.schuckmanrealty.com

BARUCH EDELKOPF

Licensed Associate R.E. Broker
be@schuckmanrealty.com

MATTHEW COLANTONIO

Licensed Associate R.E. Broker
matt@schuckmanrealty.com

NEW YORK OFFICE: 12 E 49TH STREET, SUITE 10-107 | NEW YORK, NY 10017
LONG ISLAND OFFICE: 1983 MARCUS AVE., SUITE 102 | LAKE SUCCESS, NY 11042

This information contained herein has been obtained from sources believed reliable. However, we have not verified it and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental and other conditions, prior sale, lease or financing, or withdrawal without notice. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and they may not represent the current or future suitability, availability or performance of the property. You and your tax and legal advisors should conduct your own investigation of any property and transaction. We may or may not have an exclusive or nonexclusive contractual relationship with a tenant or the owner/landlord of a particular property; and if we do, such relationship shall be fully disclosed to you on a timely basis. Third-party trademarks, service marks, graphics, and logos belong to third parties. You are not granted any right or license with respect to Schuckman Realty Inc.'s trademarks, service marks, graphics, and logos or the trademarks, service marks, graphics, and logos of any third party. Kenneth Schuckman is Broker of record of Schuckman Realty Inc.

FREE MARKET, MIXED USE BUILDING WITH DEVELOPMENT POTENTIAL

325 EMPIRE BOULEVARD | BROOKLYN, NY 11225

BUILDING INFORMATION

BUILDING INFORMATION	
BUILDING CLASS	S5
BUILDING DIMENSIONS	1ST 28 X 85 2ND & 3RD 22 X 85
BUILDING SF	6,120
CONSTRUCTION TYPE	POURED CONCRETE FOUNDATION, WTH STRUCTURAL STEEL/MASONRY SUPERSTRUCTURE
TOTAL LOT FAR	11,368
UNUSED FAR	5,248
STORIES	3
RESIDENTIAL UNITS	5
COMMERCIAL UNITS	2
TOTAL UNITS	7

TAX MAP



CONTACT EXCLUSIVE BROKERS FOR DETAILS



516-496-8888

www.schuckmanrealty.com

BARUCH EDELKOPF

Licensed Associate R.E. Broker
be@schuckmanrealty.com

MATTHEW COLANTONIO

Licensed Associate R.E. Broker
matt@schuckmanrealty.com

NEW YORK OFFICE: 12 E 49TH STREET, SUITE 10-107 | NEW YORK, NY 10017
 LONG ISLAND OFFICE: 1983 MARCUS AVE., SUITE 102 | LAKE SUCCESS, NY 11042

This information contained herein has been obtained from sources believed reliable. However, we have not verified it and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental and other conditions, prior sale, lease or financing, or withdrawal without notice. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and they may not represent the current or future suitability, availability or performance of the property. You and your tax and legal advisors should conduct your own investigation of any property and transaction. We may or may not have an exclusive or nonexclusive contractual relationship with a tenant or the owner/landlord of a particular property; and if we do, such relationship shall be fully disclosed to you on a timely basis. Third-party trademarks, service marks, graphics, and logos belong to third parties. You are not granted any right or license with respect to Schuckman Realty Inc.'s trademarks service marks, graphics, and logos or the trademarks service marks, graphics, and logos of any third party. Kenneth Schuckman is Broker of record of Schuckman Realty Inc.

FREE MARKET, MIXED USE BUILDING WITH DEVELOPMENT POTENTIAL

325 EMPIRE BOULEVARD | BROOKLYN, NY 11225

CERTIFICATE OF OCCUPANCY

DUPLICATE No. 58006

OFFICE OF THE PRESIDENT OF THE BOROUGH OF BROOKLYN
BUREAU OF BUILDINGS
CERTIFICATE OF OCCUPANCY
(Issued Pursuant to Article I, Section 5, Building Code)

BROOKLYN, N. Y. Oct. 2 1929

OWNER Julius H. Arany

ARCHITECT J. Lubrod

This is to certify that the ~~ALTERED~~ ^{NEW} BUILDING
Located at 325-327 Empire Blvd. 1907 of Nostrand av
has been COMPLETED substantially according to the approved plans and specifications and the requirements of the BUILDING CODE, and PERMISSION is hereby granted for the OCCUPANCY of said building for the following purposes:
This certificate supersedes all previously issued certificates.

STORY	LIVE LOADS LBS. PER SQ. FT.	PERSONS ACCOMMODATED			Use
		MALE	FEMALE	TOTAL	
Cellar					Ordinary Use
Basement					None
First Story	<u>120-140</u>				2 stores + one family
Second "	<u>40</u>				2 families
Third "	<u>40</u>				2 families
Fourth "					
Fifth "					
Sixth "					
Seventh "					
Eighth "					
Ninth "					
Tenth to					
th					

Number of Buildings one (1) J.P. Flanagan

Permit No. 626379 Superintendent of Buildings

Work Completed 10/1/29 Per. M. Liberman

10A-2085-28-CX

CONTACT EXCLUSIVE BROKERS FOR DETAILS



516-496-8888

www.schuckmanrealty.com

BARUCH EDELKOPF

Licensed Associate R.E. Broker
be@schuckmanrealty.com

MATTHEW COLANTONIO

Licensed Associate R.E. Broker
matt@schuckmanrealty.com

NEW YORK OFFICE: 12 E 49TH STREET, SUITE 10-107 | NEW YORK, NY 10017
LONG ISLAND OFFICE: 1983 MARCUS AVE., SUITE 102 | LAKE SUCCESS, NY 11042

This information contained herein has been obtained from sources believed reliable. However, we have not verified it and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental and other conditions, prior sale, lease or financing, or withdrawal without notice. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and they may not represent the current or future suitability, availability or performance of the property. You and your tax and legal advisors should conduct your own investigation of any property and transaction. We may or may not have an exclusive or nonexclusive contractual relationship with a tenant or the owner/landlord of a particular property; and if we do, such relationship shall be fully disclosed to you on a timely basis. Third-party trademarks, service marks, graphics, and logos belong to third parties. You are not granted any right or license with respect to Schuckman Realty Inc.'s trademarks service marks, graphics, and logos or the trademarks service marks, graphics, and logos of any third party. Kenneth Schuckman is Broker of record of Schuckman Realty Inc.

FREE MARKET, MIXED USE BUILDING WITH DEVELOPMENT POTENTIAL

325 EMPIRE BOULEVARD | BROOKLYN, NY 11225

PROPERTY IMAGES



CONTACT EXCLUSIVE BROKERS FOR DETAILS

SCHUCKMAN[®]
REALTY INC.
516-496-8888
www.schuckmanrealty.com

BARUCH EDELKOPF
Licensed Associate R.E. Broker
be@schuckmanrealty.com

MATTHEW COLANTONIO
Licensed Associate R.E. Broker
matt@schuckmanrealty.com

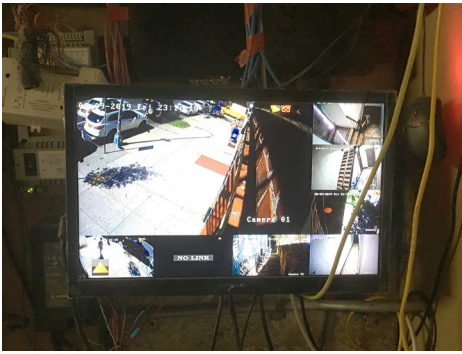
NEW YORK OFFICE: 12 E 49TH STREET, SUITE 10-107 | NEW YORK, NY 10017
LONG ISLAND OFFICE: 1983 MARCUS AVE., SUITE 102 | LAKE SUCCESS, NY 11042

This information contained herein has been obtained from sources believed reliable. However, we have not verified it and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental and other conditions, prior sale, lease or financing, or withdrawal without notice. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and they may not represent the current or future suitability, availability or performance of the property. You and your tax and legal advisors should conduct your own investigation of any property and transaction. We may or may not have an exclusive or nonexclusive contractual relationship with a tenant or the owner/landlord of a particular property; and if we do, such relationship shall be fully disclosed to you on a timely basis. Third-party trademarks, service marks, graphics, and logos belong to third parties. You are not granted any right or license with respect to Schuckman Realty Inc.'s trademarks, service marks, graphics, and logos or the trademarks, service marks, graphics, and logos of any third party. Kenneth Schuckman is Broker of record of Schuckman Realty Inc.

FREE MARKET, MIXED USE BUILDING WITH DEVELOPMENT POTENTIAL

325 EMPIRE BOULEVARD | BROOKLYN, NY 11225

PROPERTY IMAGES



CONTACT EXCLUSIVE BROKERS FOR DETAILS

SCHUCKMAN[®]
REALTY INC.
516-496-8888
www.schuckmanrealty.com

BARUCH EDELKOPF
Licensed Associate R.E. Broker
be@schuckmanrealty.com

MATTHEW COLANTONIO
Licensed Associate R.E. Broker
matt@schuckmanrealty.com

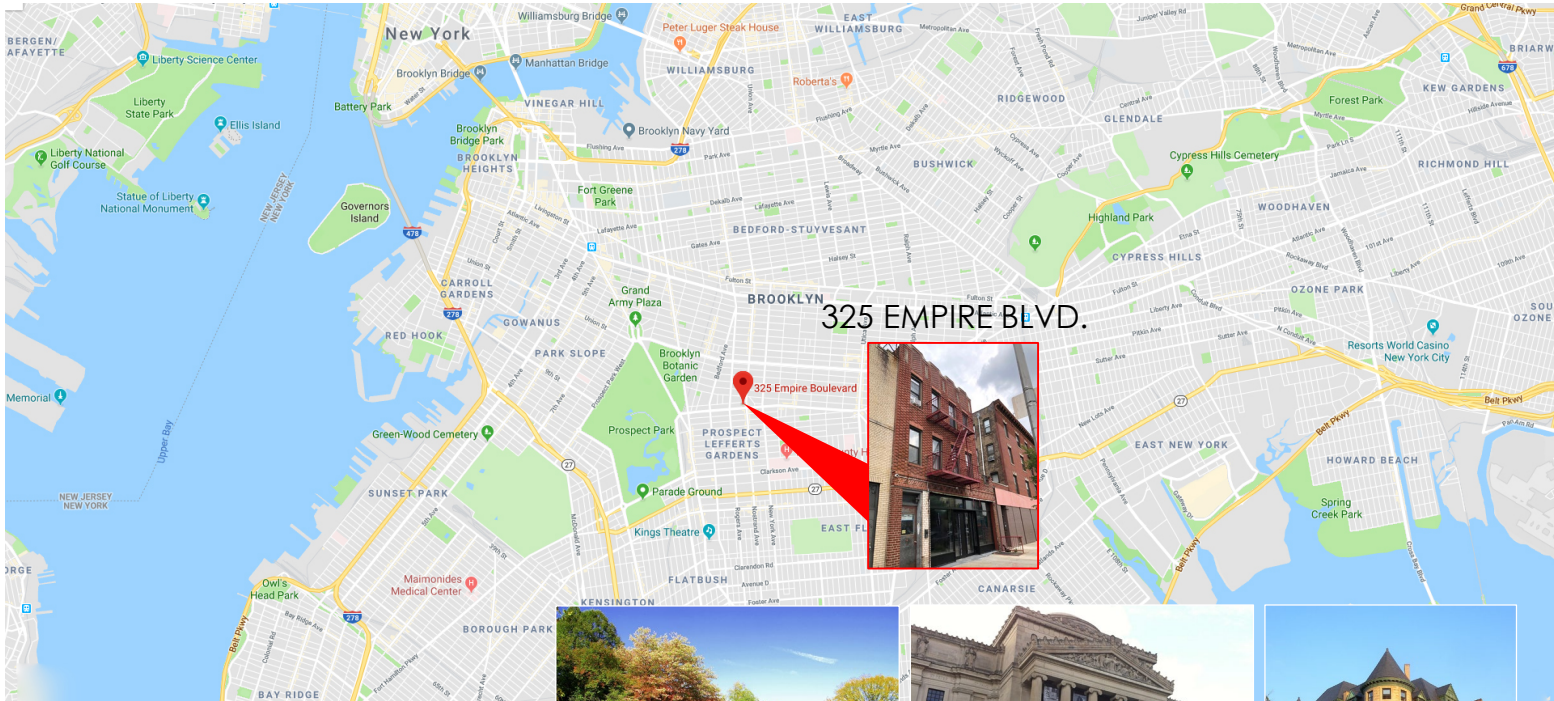
NEW YORK OFFICE: 12 E 49TH STREET, SUITE 10-107 | NEW YORK, NY 10017
LONG ISLAND OFFICE: 1983 MARCUS AVE., SUITE 102 | LAKE SUCCESS, NY 11042

This information contained herein has been obtained from sources believed reliable. However, we have not verified it and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental and other conditions, prior sale, lease or financing, or withdrawal without notice. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and they may not represent the current or future suitability, availability or performance of the property. You and your tax and legal advisors should conduct your own investigation of any property and transaction. We may or may not have an exclusive or nonexclusive contractual relationship with a tenant or the owner/landlord of a particular property; and if we do, such relationship shall be fully disclosed to you on a timely basis. Third-party trademarks, service marks, graphics, and logos belong to third parties. You are not granted any right or license with respect to Schuckman Realty Inc.'s trademarks, service marks, graphics, and logos or the trademarks, service marks, graphics, and logos of any third party. Kenneth Schuckman is Broker of record of Schuckman Realty Inc.

FREE MARKET, MIXED USE BUILDING WITH DEVELOPMENT POTENTIAL

325 EMPIRE BOULEVARD | BROOKLYN, NY 11225

NEIGHBORHOOD DESCRIPTION



CROWN HEIGHTS

IS BORDERED BY BED STUY TO THE NORTH, WHERE ATLANTIC AVENUE FORMS THE BOUNDARY BETWEEN THE TWO NEIGHBORHOODS. TO THE SOUTH, EMPIRE BOULEVARD SEPARATES THE NEIGHBORHOOD FROM PROSPECT LEFFERTS GARDENS AND EAST FLATBUSH. PROSPECT PARK AND WASHINGTON AVENUE (THOUGH SOME ARGUE THAT FRANKLIN AVENUE IS ACTUALLY THE BOUNDARY) FORM THE WESTERN BORDER, SHARED WITH PROSPECT HEIGHTS. AND TO THE EAST, OF EAST NEW YORK AND RALPH AVENUES LIES BROWNSVILLE.

WHILE EASTERN PARKWAY IS THE MAIN TRANSIT HUB FOR CARS AND FOR THE 2, 3, 4 AND 5 TRAIN LINES, FRANKLIN AVENUE IS THE NEIGHBORHOOD'S UP AND COMING MAIN DRAG, HOME TO AN EVER EXPANDING SELECTION OF SHOPS AND RESTAURANTS, AND NOSTRAND IS THE BUSIEST COMMERCIAL STRIP, LINED WITH LONG TIME STORES AND SERVICES.

CONTACT EXCLUSIVE BROKERS FOR DETAILS

SCHUCKMAN[®]
REALTY INC.

516-496-8888

www.schuckmanrealty.com

BARUCH EDELKOPF

Licensed Associate R.E. Broker
be@schuckmanrealty.com

MATTHEW COLANTONIO

Licensed Associate R.E. Broker
matt@schuckmanrealty.com

NEW YORK OFFICE: 12 E 49TH STREET, SUITE 10-107 | NEW YORK, NY 10017
LONG ISLAND OFFICE: 1983 MARCUS AVE., SUITE 102 | LAKE SUCCESS, NY 11042

This information contained herein has been obtained from sources believed reliable. However, we have not verified it and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental and other conditions, prior sale, lease or financing, or withdrawal without notice. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and they may not represent the current or future suitability, availability or performance of the property. You and your tax and legal advisors should conduct your own investigation of any property and transaction. We may or may not have an exclusive or nonexclusive contractual relationship with a tenant or the owner/landlord of a particular property; and if we do, such relationship shall be fully disclosed to you on a timely basis. Third-party trademarks, service marks, graphics, and logos belong to third parties. You are not granted any right or license with respect to Schuckman Realty Inc.'s trademarks service marks, graphics, and logos or the trademarks service marks, graphics, and logos of any third party. Kenneth Schuckman is Broker of record of Schuckman Realty Inc.

SCHUCKMAN REALTY INVESTMENT SALES TEAM

KENNETH SCHUCKMAN

Licensed R.E. Broker
ken@schuckmanrealty.com

MATTHEW COLANTONIO

Licensed Associate R.E. Broker
matt@schuckmanrealty.com

BARUCH EDELKOPF

Licensed Associate R.E. Broker
be@schuckmanrealty.com

CORY BAACH

Licensed R.E. Salesperson
cbaach@schuckmanrealty.com

DAVID BERGMAN

Licensed R.E. Salesperson
dbergman@schuckmanrealty.com

MATTHEW CITRIN

Licensed R.E. Salesperson
mcitrin@schuckmanrealty.com

DORON DAVID

Licensed R.E. Salesperson
doron@schuckmanrealty.com

EDWARD GOTTLIEB, CRX, CLS

Licensed Associate R.E. Broker
ed@schuckmanrealty.com

STEVEN HAKAKIAN

Licensed R.E. Salesperson
sh@schuckmanrealty.com

EVAN KAMINER

Licensed R.E. Salesperson
ek@schuckmanrealty.com

JUSTIN LINIADO

Licensed R.E. Salesperson
justin@schuckmanrealty.com

AARON LUNZER

Licensed R.E. Salesperson
alunzer@schuckmanrealty.com

JEREMY NUSS

Licensed R.E. Salesperson
jnuss@schuckmanrealty.com

MENDY WIESNER

Licensed R.E. Salesperson
mw@schuckmanrealty.com

SCHUCKMAN[®]
REALTY INC.

516-496-8888

www.schuckmanrealty.com

BARUCH EDELKOPF

Licensed Associate R.E. Broker
be@schuckmanrealty.com

MATTHEW COLANTONIO

Licensed Associate R.E. Broker
matt@schuckmanrealty.com

NEW YORK OFFICE: 12 E 49TH STREET, SUITE 10-107 | NEW YORK, NY 10017
LONG ISLAND OFFICE: 1983 MARCUS AVE., SUITE 102 | LAKE SUCCESS, NY 11042

This information contained herein has been obtained from sources believed reliable. However, we have not verified it and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental and other conditions, prior sale, lease or financing, or withdrawal without notice. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and they may not represent the current or future suitability, availability or performance of the property. You and your tax and legal advisors should conduct your own investigation of any property and transaction. We may or may not have an exclusive or nonexclusive contractual relationship with a tenant or the owner/landlord of a particular property; and if we do, such relationship shall be fully disclosed to you on a timely basis. Third-party trademarks, service marks, graphics, and logos belong to third parties. You are not granted any right or license with respect to Schuckman Realty Inc.'s trademarks service marks, graphics, and logos or the trademarks service marks, graphics, and logos of any third party. Kenneth Schuckman is Broker of record of Schuckman Realty Inc.