

# SHEEPSHEAD BAY

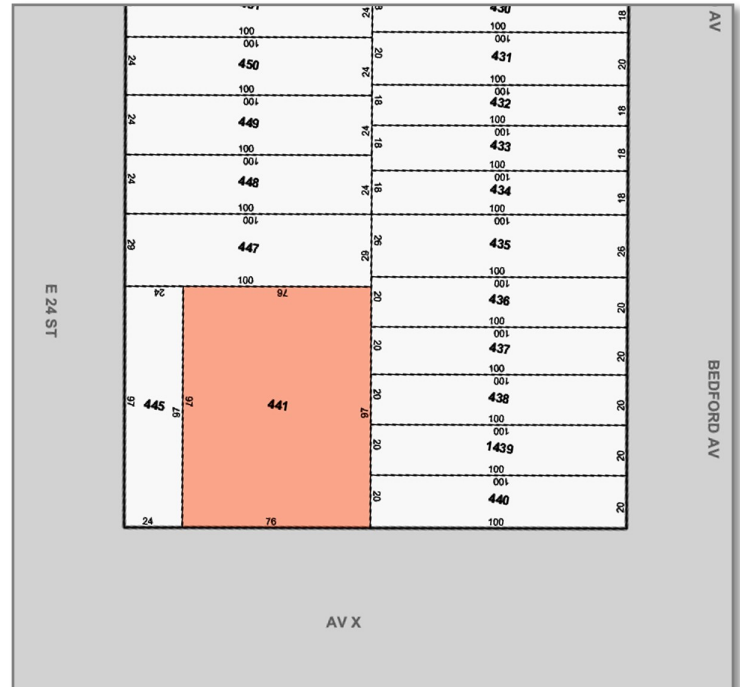
# 2403-2411 AVENUE X BROOKLYN, NY 11235

## FOR LEASE OR SALE



**PERFECT FOR ANY COMMERCIAL OR RESIDENTIAL MIXED-USE  
- COMMUNITY CENTER, MEDICAL CENTER, GYM, DAY CARE-**

- BUILDING SIZE:** 7,000 SF GROUND FLOOR
- LOT SIZE:** 7,372 SF (76'x97')
- BLOCK/LOT:** 7405 / 441
- ZONING:** C2-2 / R4
- TRANSPORTATION:** BM3, B36, B44, & B49 BUSES,  
Q SUBWAY
- ACCESSIBILITY:** BETWEEN NOSTRAND  
AND OCEAN AVENUES,  
CLOSE PROXIMITY TO  
BELT PARKWAY
- R.E. TAX:** \$34,621.34 PER ANNUM



**FOR ADDITIONAL INFORMATION  
CONTACT EXCLUSIVE AGENT:**

# 718-786-5050

**GUY SOLOMONOV**  
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Any information set-forth herein has been obtained from sources deemed reliable, however, we have not verified it, and make no representation or warranty of any kind, including without limitation: condition: either latent or patent, size or manner of construction of the property, compliance with local law, and environmental conditions. All information submitted herein is subject to errors and omissions, and the right of our principal (s), to withdraw, modify, or condition the listing without prior notice.

Brokers cooperation encouraged.

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## JOIN NEIGHBORING MEDICAL CENTERS



## JOIN NEIGHBORING RETAILERS



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