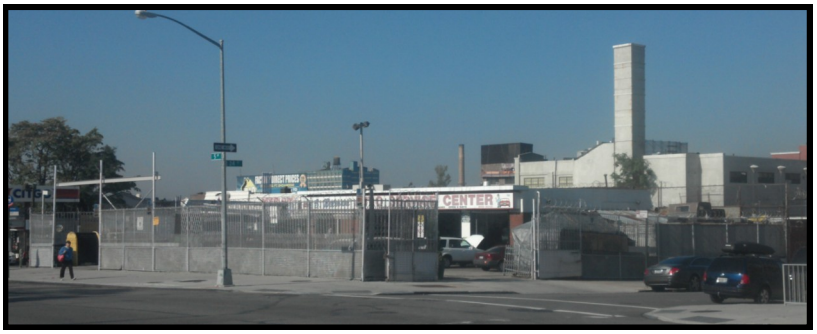
740 5th Avenue — For Sale

Greenwood Heights, Brooklyn, NY 11232

Industrial / Retail

CPEX Investment Sales

Location:	Between 24th St & 25th St	
Block:	652	
Lots:	39	
Zoning:	M1-1D	
Building Class:	G2	
Commercial F.A.R.:	1.00	
Residential F.A.R.:	1.65	
Community Use F.A.R.:	2.40	
Lot Dimensions:	100’ x 100.17’	(approx.)
Lot Area:	10,017 SF	(approx.)
Building SF:	2,244 SF	(approx.)
Commercial BSF:	10,017 SF	(approx.)
Community Use BSF:	24,040 SF	(approx.)
Building Size:	34’ x 66’	(approx.)
Stories:	1	
Assessment (12/13):	$143,550	(tentative)
Taxes (12/13):	$16,054	(tentative)

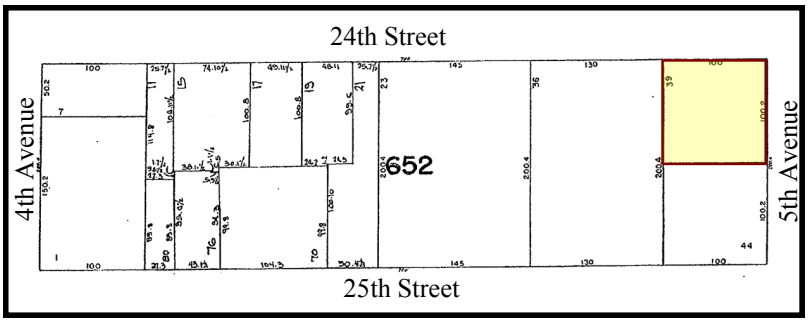


Property Description:

- Corner lot with 200 ft. of frontage
- Existing automotive service center
- Parking lot and 4 drive-in bays with lifts
- Ceiling height approximately 14 ft.
- Excellent development opportunity
- Ideal for both user and investor

Neighborhood Description:

- Highly desired location in emerging market
- Across from the historic Green-Wood Cemetery
- Border of Greenwood Heights and South Slope
- Nearby tenants: Korzo, South, Greenwood Park, Mary’s Bar, Dunkin Donuts, Brooklyn Bread, Best Western Plus



Transportation:

- B63 bus stop in front of property
- R subway line at 25th Street on same block as subject

Asking Price: $2,000,000

For Further Information, Please Contact Exclusive Sales Team

Duke McCabe
(718) 687-4209
dmccabe@cpexre.com

Jacob Tzfanya
(718) 687-4211
jtzfanya@cpexre.com

Greg Rittchen
(718) 687-4225
grittchen@cpexre.com

CPEX Real Estate | 81 Willoughby St, 8th Floor | Brooklyn, NY 11201 | Tel: (718) 935-1800 | Fax: (718) 935-1822 | www.cpexre.com

All information contained herein was provided by or obtained from the owner of the property or from sources that we deem reliable. Though we have no reason to doubt the validity of the information, we do not warrant any information disclosed. IT IS STRONGLY URGED THAT THE PROSPECTIVE PURCHASER CAREFULLY VERIFY EACH ITEM OF SIZE, EXPENSES, RENT ROLLS, PERMITTED LEGAL USE, AND ALL OTHER INFORMATION PRESENTED HEREIN.