

## Alan Bernstein Realty Services

48 Tompkins Place, Brooklyn, NY 11231

Commercial, Industrial, Investment Properties/Sales, Leasing, Management

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**Property for Sale Asking \$1,400,000**

**Commercial Space in Residential Zone;  
10,000 sf 2 story Bldg & 5000 sf Vacant Parking Lot**



<b>Primary Address</b>	689 Marcy Ave	685 Marcy Ave	683 Marcy Ave
<b>Brooklyn, 11216</b>	FAR, 2.43		
<b>Zoning, R-6</b>	Bldg 10k sf	Vacant 30x 100	Vacant 20x100
<b>Block &amp; lot</b>	01785-0001	01785-0003	01785-0005
<b>Community board</b>	3	3	3
<b>Tax class</b>	4	4	4
<b>Annual tax bill</b>	\$17,049	\$2,166	\$1,430
<b>Annual tax bill projected</b>	\$18,701	\$3,126	\$2,073



Excellent Bedford Stuyvesant Location in R-6 zone. Currently used as garage and parking lot. Directly across from major NYC Parks Department facilities. Within two blocks of subway.