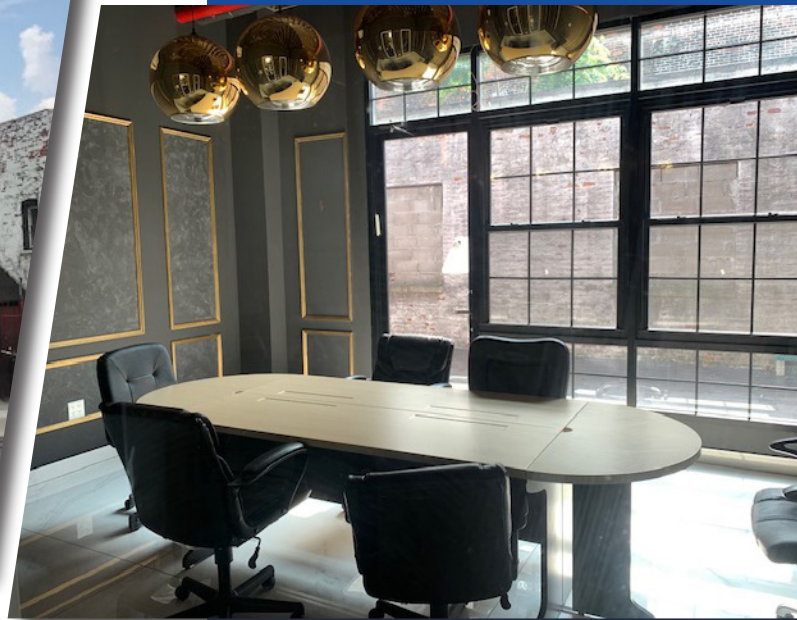


# UNIQUE SPACE FOR SALE



204 25th Street  
Brooklyn, NY 11232



## UNIQUE USER/INVESTOR PROPERTY FOR SALE

13,500 Sq.Ft. Building Plus 3,000 Sq.Ft. of Parking

SALE PRICE

**\$5,900,000**



CONTACT US:

BRUCE GOULD

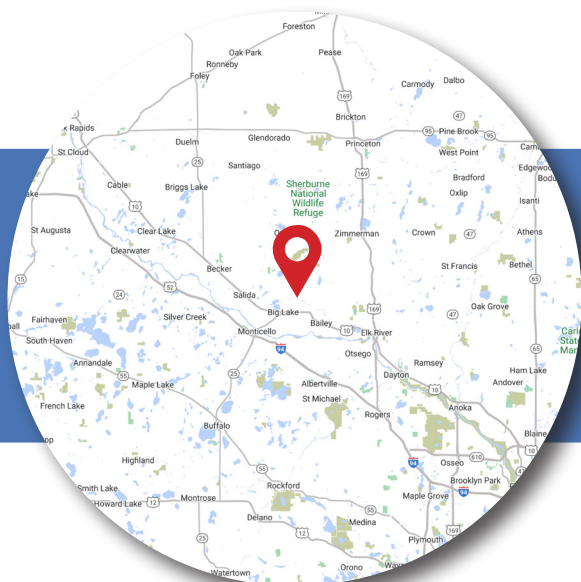
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Action Agency Inc.  
400 Jericho Turnpike,  
Suite 212  
Jericho, NY 11753



# FOR SALE

204 25th Street, Brooklyn, NY 11232



The property at 204 25th Street has on the main level approximately 6,750 sq.ft.. It is presently divided into 21 individual work/office spaces of different sizes. There is a conference room, eating area, and an outside deck space. This main level offers a unique opportunity for a user or investor since most of the spaces are currently vacant. The spaces can be used or rented the way they are now or they can be enlarged to whatever sizes are desired. There is the potential of a strong income return.

The lower level is an additional 6,750 sq.ft.. This wide open space has windows all around and a drive-in entrance from the parking area. This space is vacant and was formerly occupied by a gym. The space is perfect for a user or an investor. An investor can divide the space in a similar way to the main level and have a strong income return.

There is parking on either side of the building of an additional 3,000 sq.ft.. The property is located in an opportunity zone and the zoning is M1-1D. The subway is located right on the corner and there is also bus service. The area is developing quickly. Right across the street from the building a new 14 story residential building is being built. Potential for possible residential development in the near future.

This property offers a unique opportunity for a user or investor in a highly desirable and rapidly growing area.

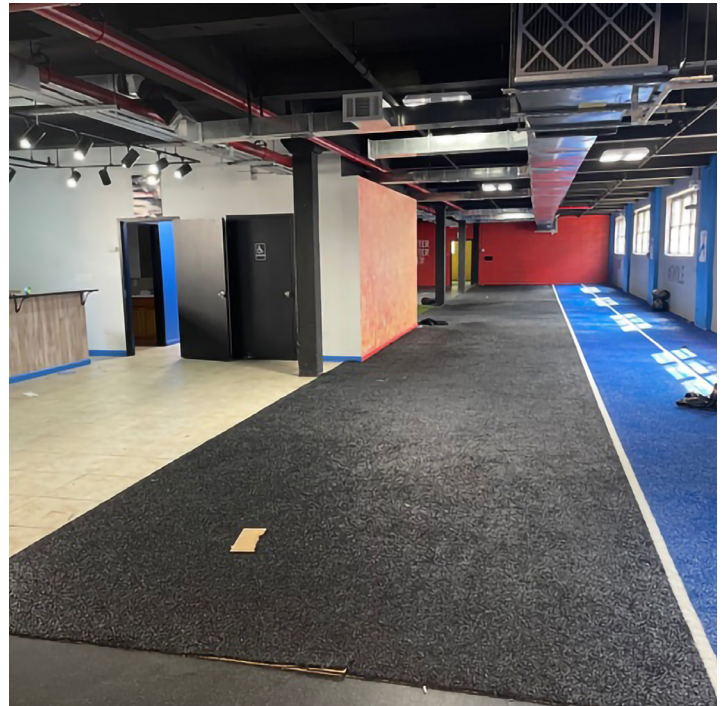


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