

# ACTION AGENCY INC.

LICENSED REAL ESTATE BROKER

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## UNIQUE SUNSET PARK PROPERTY -SALE GREAT INVESTOR OPPORTUNITY 204 25<sup>TH</sup> STREET, BROOKLYN, NEW YORK 13,500 SQUARE FEET BUILDING PLUS LAND



### DESCRIPTION:

- \*APPROX. 6,750 SQUARE FEET ON BOTH GROUND AND LOWER LEVEL.
  - \*INCOME FROM GROUND FLOOR – 21 WORK SPACES
  - \*LOWER LEVEL – USE OR RENT FOR INCOME
  - \*YARD OF APPROX. 3,000 SQUARE FEET – M1-D ZONING- IN OPPORTUNITY ZONE
  - \*GREAT FOR USER/INVESTOR – GREAT OPPORTUNITY FOR INCOME
  - \*COMMUNITY BOARD 7 JUST APPROVED BUILD 14 STORY RESIDENTIAL BUILDING ACROSS STREET
  - \*LOCATED IN A HIGHLY DESIRABLE AREA – SUBWAY ON CORNER
- SALE PRICE: \$5,999,999 SEE VIDEO AT ACTIONAGENCY.COM  
VIEW PREMISES BY APPOINTMENT ONLY. FOR FURTHER INFORMATION  
CONTACT BRUCE GOULD AT (516) 827-1204 (917) 940-7290

All information furnished regarding property for rental is from sources deemed reliable; but no warranty or representation is made as to accuracy thereof and same is submitted subject to errors, omissions, change of rental price, lease or withdrawal without notice.

**New York's Best Real Estate Values!**



204 25TH STREET

Place: NY - New York City Map: Parcel / Building Outlines Date rendered: 07/22/2020



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OPPORTUNITY ZONE J