

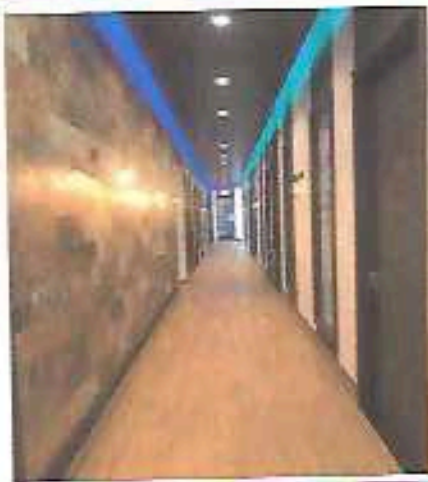
# ACTION AGENCY INC.

LICENSED REAL ESTATE BROKER

400 JERICHO TURNPIKE, SUITE 212 • JERICHO, NEW YORK 11753 • (516) 827-1204 • (718) 357-7200 • FAX: (516) 827-1208

## PRICE REDUCTION

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



#### DESCRIPTION:

- \*APPROX. 6,250 SQUARE FEET ON BOTH GROUND AND LOWER LEVEL
- \*INCOME FROM TENANT - SUBLETS 20+ WORK SPACES GROUND FLOOR
- \*YARD OF APPROX. 3,000 SQUARE FEET - M1-D ZONING
- \*GREAT OPPORTUNITY FOR USER OR INVESTOR-PRESENT AND FUTURE
- \*LOCATED IN A HIGHLY DESIRABLE AREA -NEAR SUBWAYS/BUSES

SALE PRICE: PRICE REDUCTION-~~\$7,795,000~~-NEW PRICE:\$6,999,999

SEE SITE VIDEO AT ACTIONAGENCY.COM

EXAMINATION OF PREMISES IS BY APPOINTMENT ONLY. FOR FURTHER INFORMATION  
PLEASE 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!**