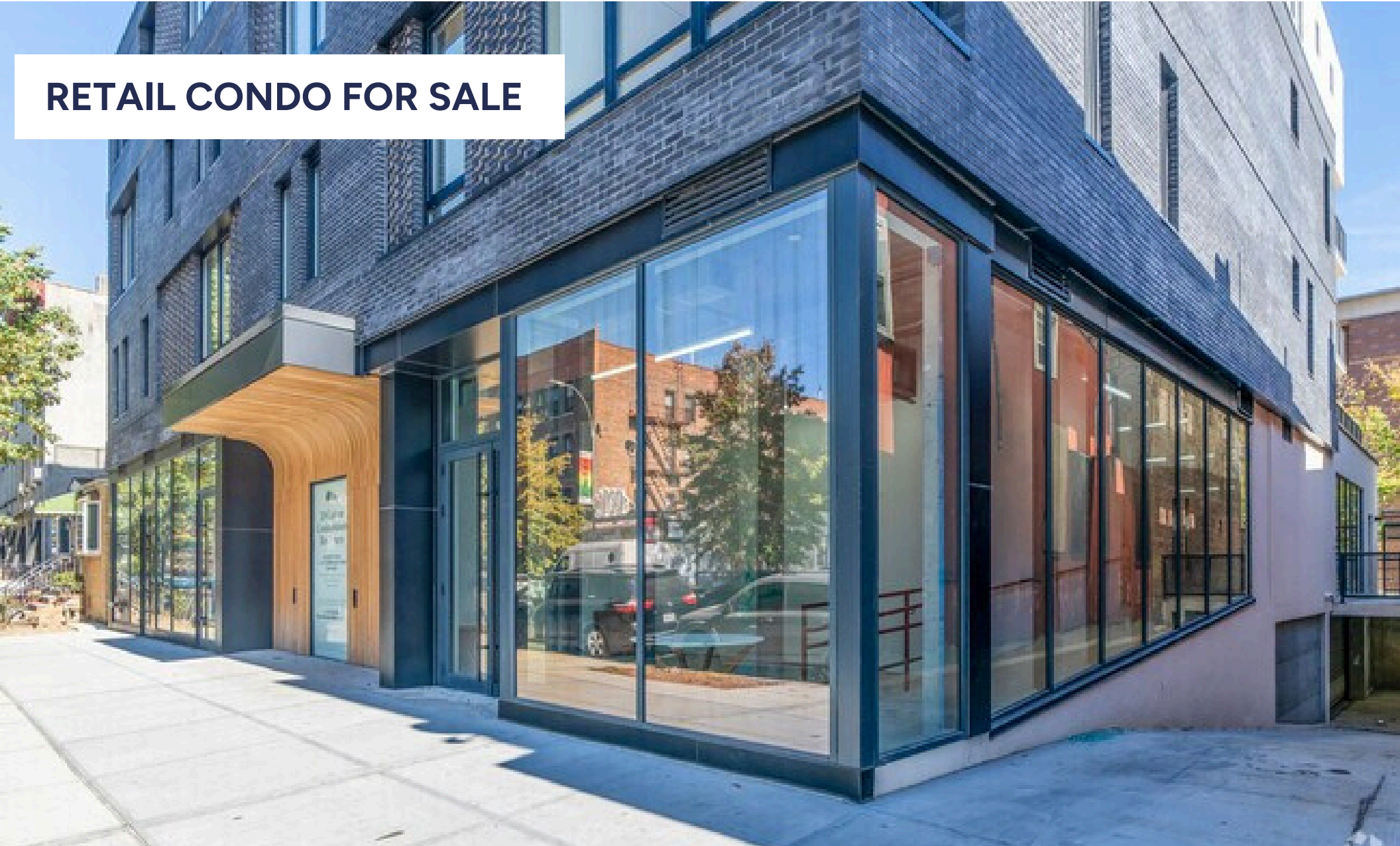


PROSPECT LEFFERTS GARDEN, BROOKLYN, NY

# 625 ROGERS AVENUE

MOD

RETAIL CONDO FOR SALE



# SPACE DETAILS

## LOCATION

Between Winthrop and Parkside Avenues

## SPACE

Ground floor: 2,935 SF

## POSSESSION

Immediate

## ASKING PRICE

\$2,000,000

## CAM

Pro Rata Share PSF

Approx \$6,000

## TAXES

ICAP Abatement

Approx. \$4,000 w/ ICAP

Approx. \$40,000 wo/ ICAP

## NEIGHBORS

Lincoln Market, Walgreens, Papa Johns, Sweet Catch, Classic Cups, Pacha Cafe, The Deia, Fringe Pilates, Ciao Bella Coffee

## TRANSPORTATION



## COMMENTS

- Prime Location in Prospect Lefferts Gardens: Located at the base of a newly constructed luxury condo building, offering high visibility and strong built-in foot traffic.
- Fully Built Out Restaurant: Ideal for restaurateurs and hospitality groups seeking expansion.
- Potential for Real Estate Tax Exemptions: There is an ICAP tax abatement in effect which provide significant property tax reductions or exemptions, enhancing long-term savings and ROI.
- Excellent Transit Access: Close to 2, 5, and B, Q subway lines, providing convenient access to Manhattan and Brooklyn.

# CONTACTS

## MEYER DAGMY

718-249-3613

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## EDDIE MAMIYE

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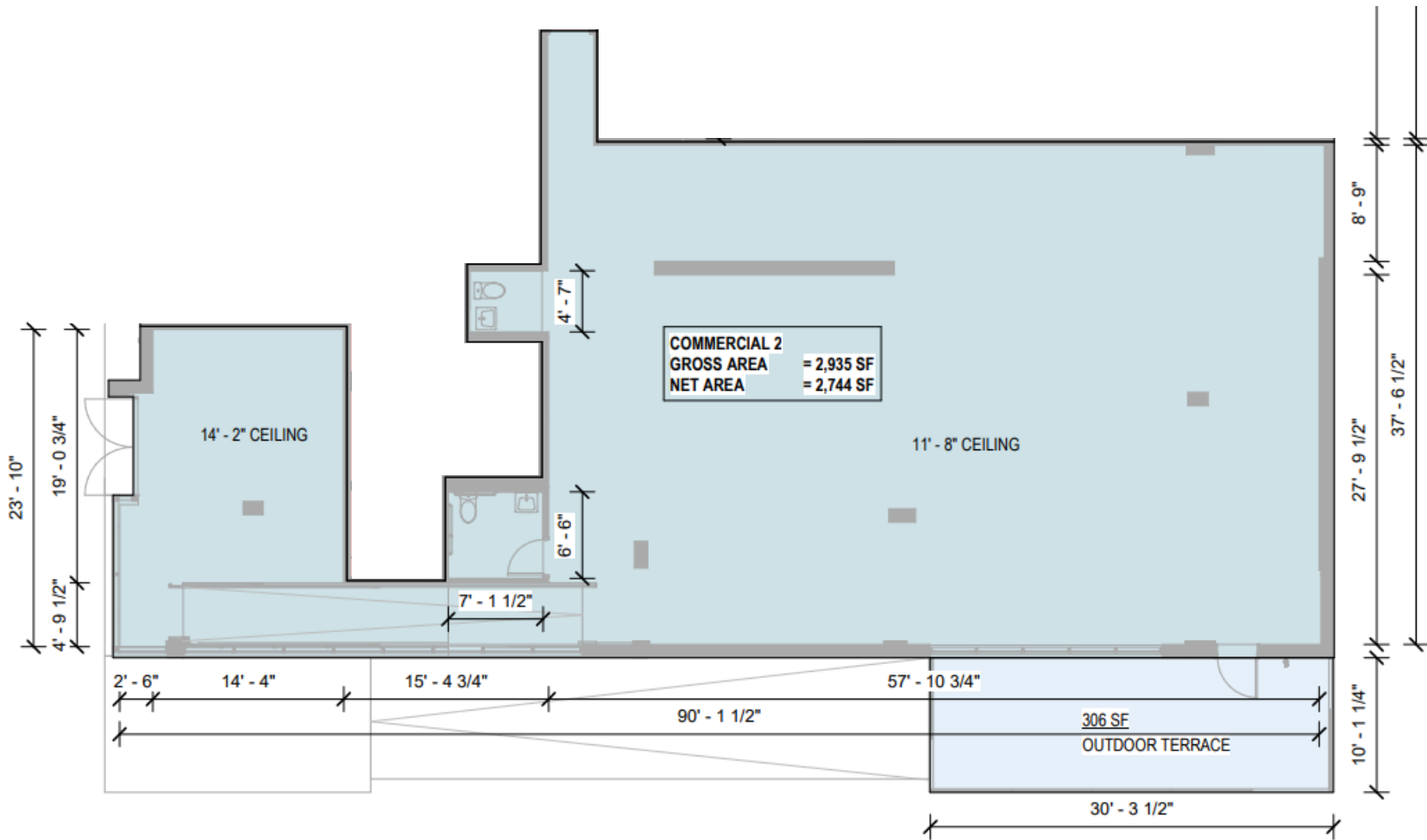
## ISAAC BIJOU

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# FLOOR PLAN



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# AREA MAP



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