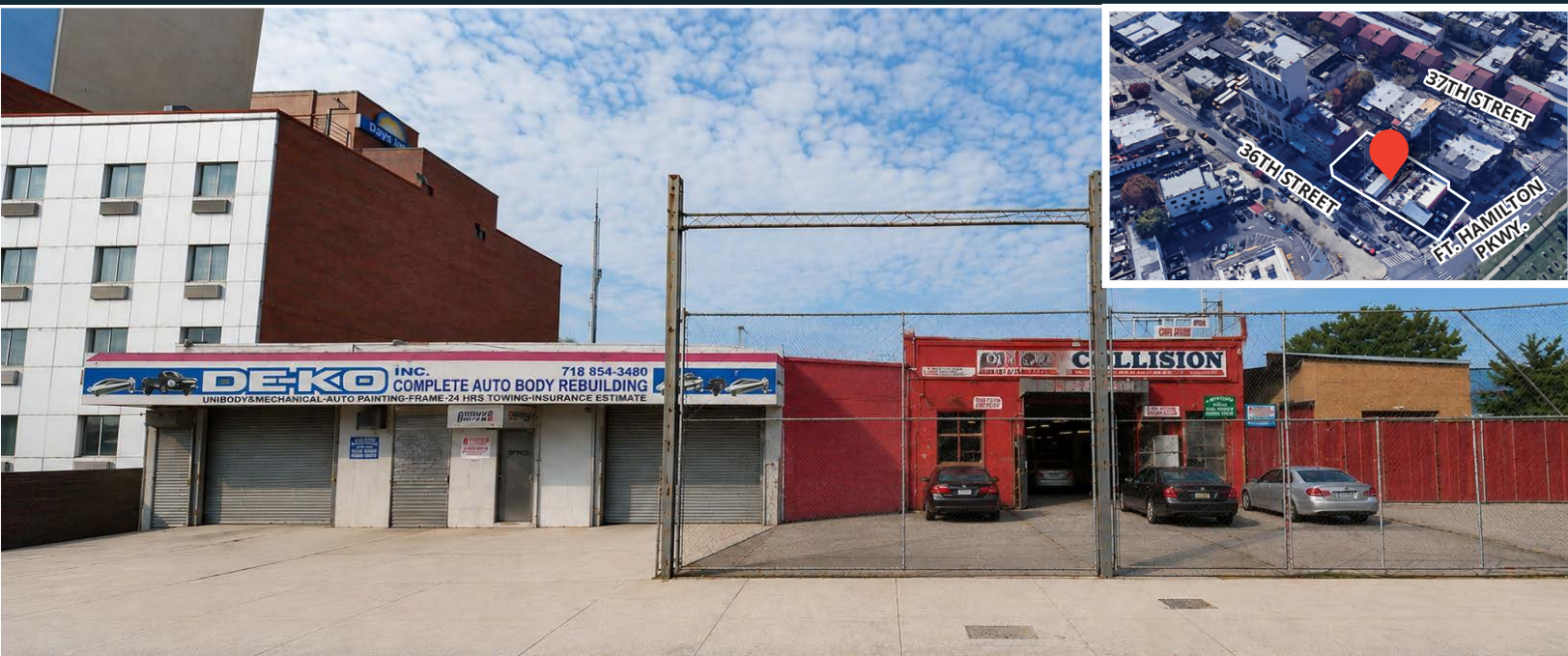


AVAILABLE FOR SALE

PERFECT FOR YEHSIVA/OFFICE/MEDICAL DEVELOPMENT

11,950 SF CORNER PROPERTY IN BROOKLYN, NY

3605 FORT HAMILTON PARKWAY | BROOKLYN, NY 11218



PROPERTY OVERVIEW:

- **BUILDING SIZE:** 11,000 SF COMBINED
- **LOT SIZE:** 11,950 SF
- **ZONING:** M1-2
- **BUILDABLE SF:** 23,000 SF COMMERCIAL
- **W/ COMMUNITY BONUS:** APPROX. 57,360 SF

PROPERTY FEATURES:

- CORNER LOCATION IN BROOKLYN
- EXCELLENT FOR YESHIVA/OFFICE/MEDICAL
- EXCELLENT DEVELOPMENT OPPORTUNITY
- **243 FEET OF FRONTAGE**
- HIGH-TRAFFICKED AREA ON FT. HAMILTON PKWY.
- MULTIPLE TRANSIT OPTIONS AT: 
- DRIVE TO  VERRAZZANO, BROOKLYN AND MANHATTAN BRIDGES

EXCELLENT DEVELOPMENT OPPORTUNITY HEART OF BORO PARK LOCATION



CONTACT EXCLUSIVE AGENT:

BEN FEIG

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