

PROSPECT LEFFERTS GARDEN, BROOKLYN, NY

625 ROGERS AVENUE

MOD



DAYCARE FOR SALE

SPACE DETAILS

LOCATION

Between Winthrop and Parkside Avenues

SPACE

Ground Floor: 2,500 SF

POSSESSION

Immediate

ASKING PRICE

\$1,500,000

CAM

Approx: \$5,000

TAXES

ICAP Abatement

Approx. \$3,000 w/ ICAP

Approx. \$30,000 wo/ ICAP

INSURANCE

\$3,000

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 Daycare: Ideal for daycare operators 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 subway lines, providing convenient access to Manhattan and Brooklyn
- Approved for 32 children ages 6-24 months

CONTACTS

MEYER DAGMY

718-249-3613

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EDDIE MAMIYE

917-379-6719

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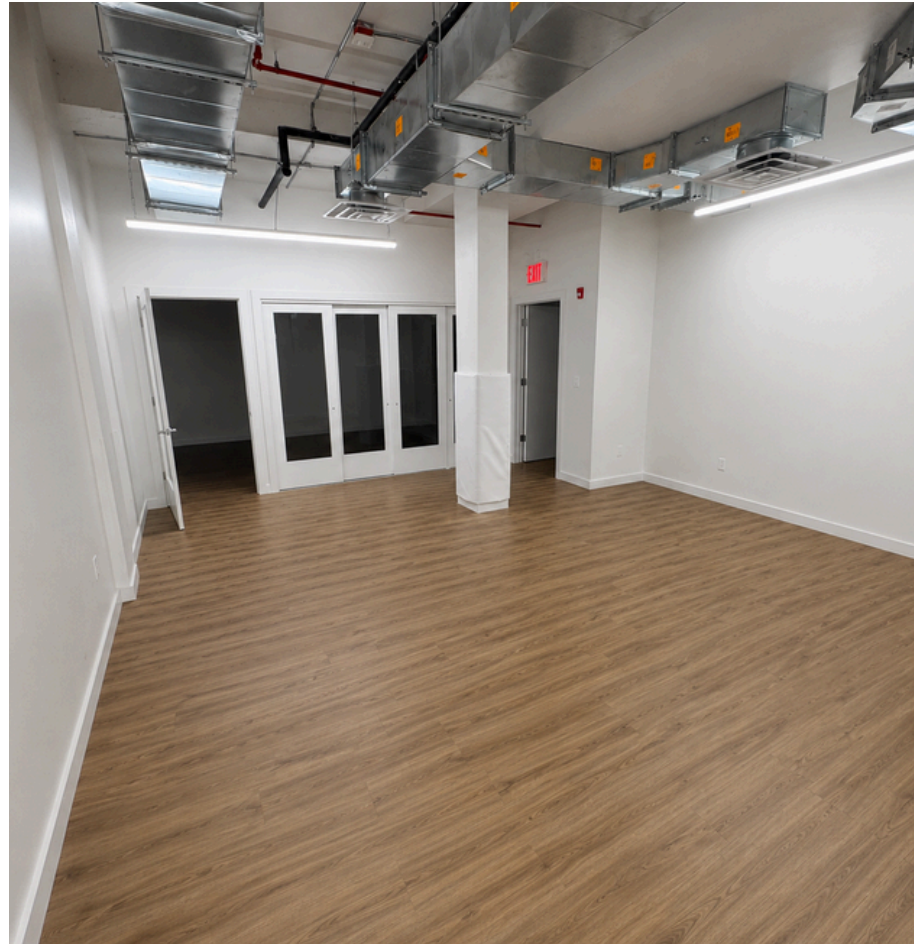
ISAAC BIJOU

718-594-6377

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INTERIOR IMAGES



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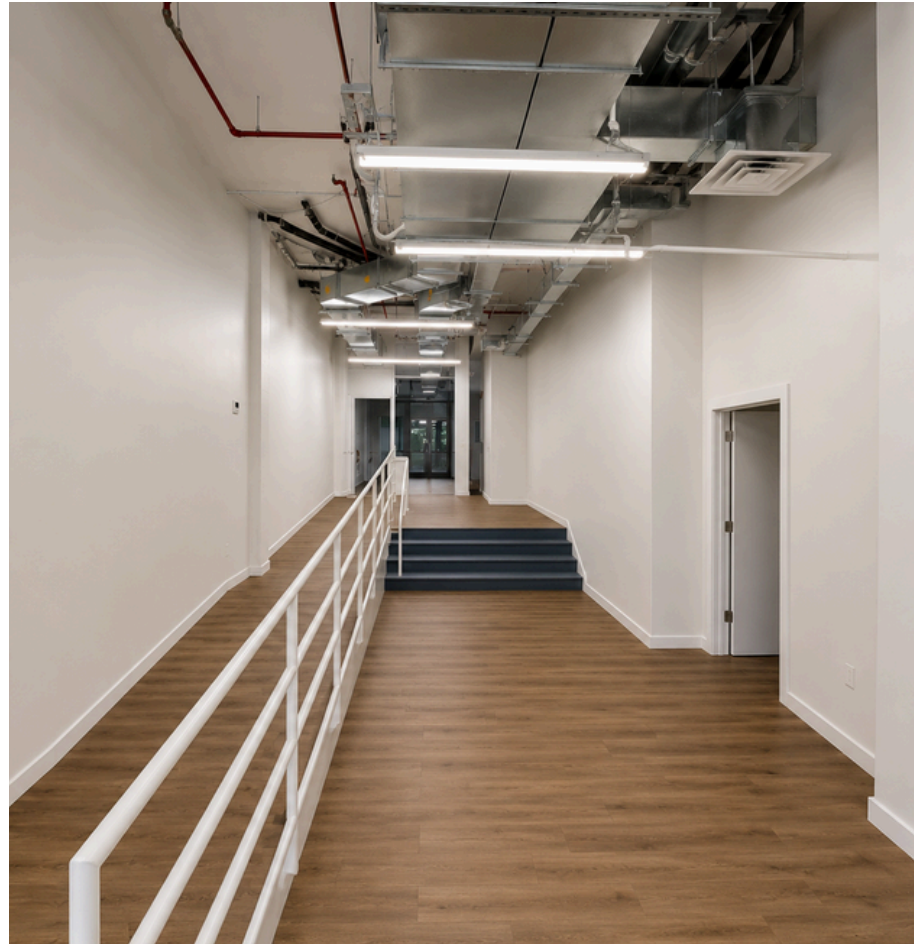
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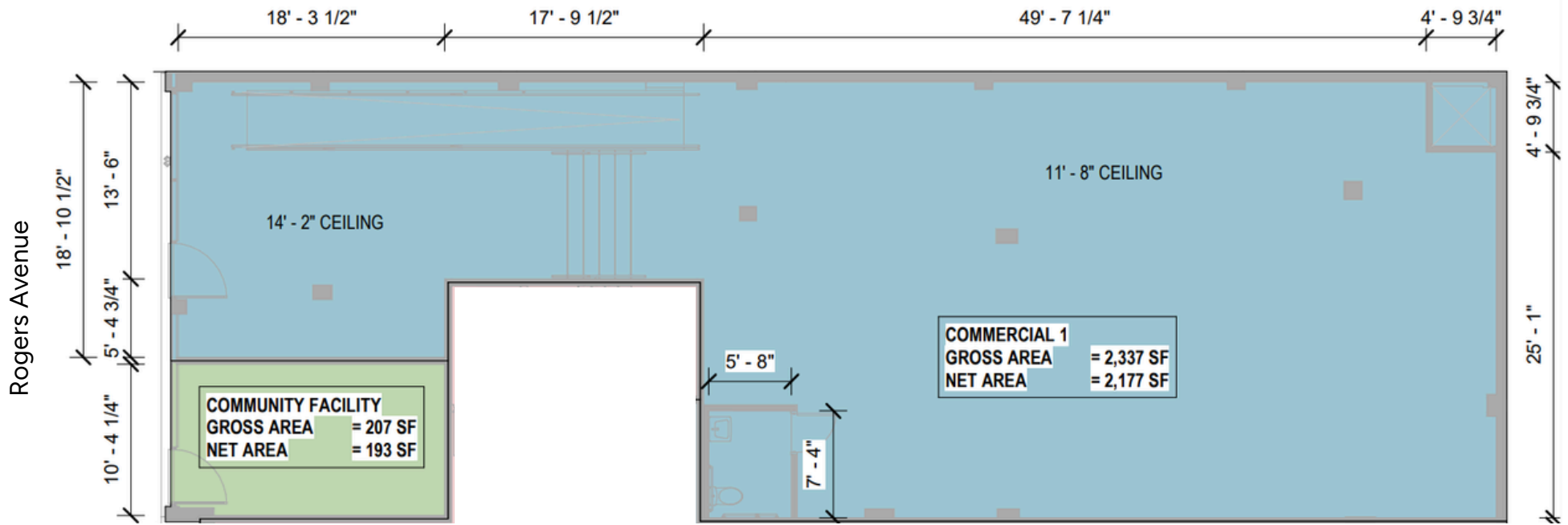
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FLOOR PLAN



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AREA MAP



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