

**DESCRIPTION:**

The subject property is located on the busy corner of Atlantic and Nichols Avenue on the border of Brooklyn and Queens. The property has been a successful car dealership for nearly 15 years. It is approximately 4,670 SF with a 200 SF office and can fit 30 cars. Nearby highways are the Jackie Robinson Parkway, and North Conduit. The property is an ideal location for a car dealership, auto repair business, or retail business.

PROPERTY INFORMATION:

Property Type:	Car Dealership
Block / Lots:	4151 / 1
Lot Size (approx.):	55' x 101'
Lot Area (approx.):	4,670 SF
Building Size (approx.):	20' x 10'
Building Area (approx.):	200 SF
Real Estate Taxes (approx):	\$1,577

For additional details please contact:

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NNN Lease Price: \$3,750 Per Month

The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy but we do not guarantee it. All zoning, buildable footages, and uses must be independently verified. Vacancy factors used herein are an arbitrary percentage used only as an example. It does not necessarily relate to actual vacancy, if any. The value of this investment is dependent upon these estimates and assumptions made above, as well as the investment income, the tax bracket, and other factors which your tax advisor and/or legal counsel should evaluate. **THE PROSPECTIVE BUYER SHOULD CAREFULLY VERIFY EACH ITEM OF INCOME, AND ALL OTHER INFORMATION HEREIN.**