



"A Diversified Real Estate Firm"

1610 Utica Ave - Brooklyn, NY 11234

Prime Retail Development For Ground Lease Or Built to Suit - 3 Lots



### Property Information

**Location:** Utica Ave, Kings Hwy  
& Ave H

**Block / Lot:** 7733 - 1 / 8

**Zoning:** M1-1

**Lot SF:** Approx. 19,000

### Neighboring Tenants

- Popeyes
- Wendys
- KFC
- Mc Donalds
- CVS

### Property Tax Info

**1610 Utica Avenue**

Tax Class: 4

2016 / 2017: \$ 18,290

**4910 Avenue H**

Tax Class: 4

2016 / 2017: \$ 15,307

### Transportation

**Trains:** Short Ride to 2 5

**Buses:** B 6 B 103 BM2 B7

**Roads:** Foster Ave & Kings Hwy

### Neighborhood Description

Located on a 3 street frontage intersecting Kings Highway, Utica Ave and Avenue H. The lot is approximately 19,000 Square feet. The M1-1 Zoned Lot is ideal for a retail shopping center. The lot has tremendous visibility and massive car count. (25,000 - 75,000 Cars Per Day)

### Lease Price

**UPON REQUEST**

For complete offering information or inspection, please contact the exclusive agent

Leon Lipo  
LLipo@ctnyc.com  
646.942.4172

97-77 Queens Blvd #1120  
Rego Park, NY 11374  
718.937.8100 x 109