

FOR SALE

# 1500 RALPH AVENUE & 5913 FOSTER AVENUE, BROOKLYN, NY 11236



Buildable SF  
**17,750**

Existing Structure  
**12,661 SF**

Location  
**0.98 miles to L**

Asking Price  
**\$4,900,000**

## PROPERTY INFORMATION

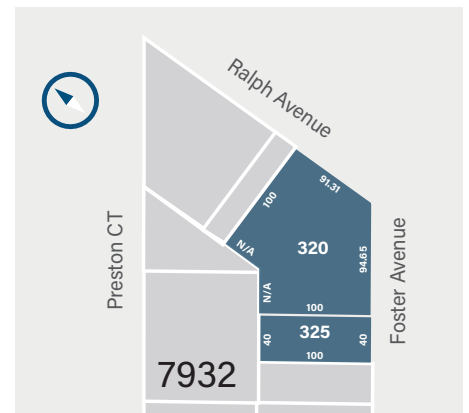
Location	Located on the northwest corner of Ralph Avenue and Foster Avenue
Block-Lot	7932 / 320 & 325
Lot SF	17,750 (Approx.)
Frontage	135' on Foster Avenue (Approx.) / 91' on Ralph Avenue (Approx.)
Existing Structure SF	12,661 (Approx.)
Units	4
Zoning	M1-1
FAR	1.00
BSF	17,750
Assessment (21/22):	\$427,050
Taxes (21/22):	\$45,928

## CURRENT TENANTS

Unit	Type	Lease Expiration	Unit Sq. Ft.
Jess's Auto Repair	Garage	December-2022	3,661
P Auto Body	Garage	December-2022	3,000
Bar & Grill	Restaurant	Delivered Vacant	4,000
Warehouse	Storage	August 2022	2,000
<b>Totals</b>			<b>12,661</b>

## RETAIL CONVERSION SITE W/ AIR RIGHTS FOR SALE

Concourse Realty has been retained on an exclusive basis to sell this large corner property fronting both Ralph Avenue and Foster Avenue in East Flatbush, Brooklyn. The site is situated in a heavily trafficked area with a 4-way stop light that further highlights the property's retail conversion opportunity. The four tenants occupying the buildings all have expiring leases in 2022.



### EDWARD GEVINSKI

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