AVAILABLE FOR SALE
ASKING PRICE $1,250,000

1680-1690 ALBANY AVENUE

Brooklyn, NY 11210 | **East Flatbush** | **Flatlands Border**

INDUSTRIAL WAREHOUSE INVESTMENT OPPORTUNITY

RIPCO
INVESTMENT SALES

EXECUTIVE SUMMARY

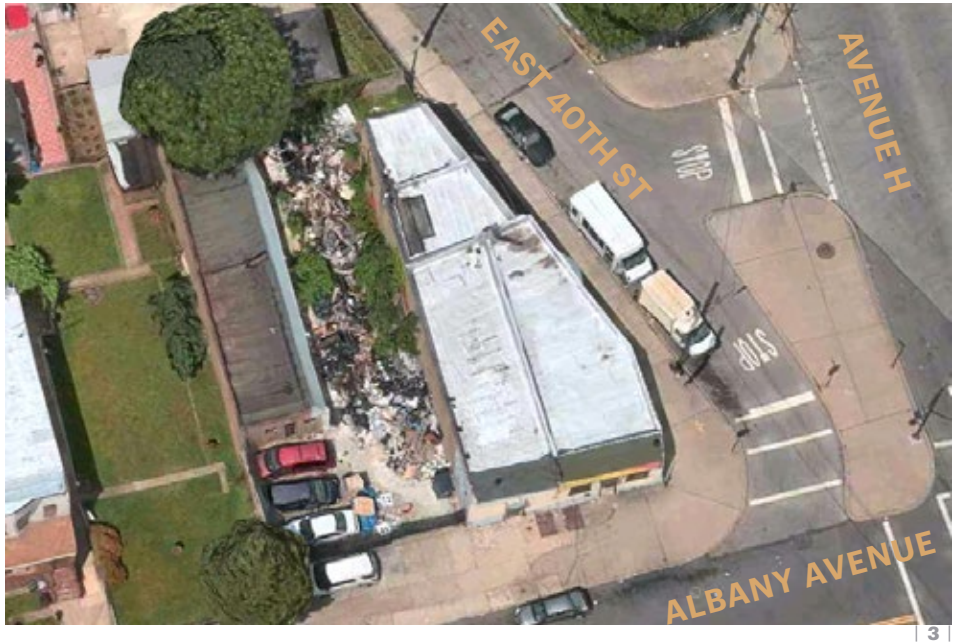
RIPCO REAL ESTATE has been retained on an exclusive basis to arrange for the sale of **1680-1690 ALBANY AVENUE, BROOKLYN, NY 11210.** The corner property is zoned R4 with E1 (fireproof warehouse), E9 (miscellaneous warehouse) an G7 (unlicensed parking lot) building classes. The property consists of three adjoinging tax lots which total approximately 7,000 SF. The property is improved by two commercial buildings totaling 4,000 sf ± (3,000 SF and 1,000 SF ±); the 3,000 SF building includes full basement with 8' high ceilings. Additionally the property offers 3,000 SF of vacant parking/yard space.

The highly visible property sits on the corner of Albany Avenue and Avenue H. Centrally located on the border of East Flatbush and Flatlands, giving it convenient access to Kings Highway and Flatbush Avenue as well as the Flatbush Avenue 2 and 5 Subway Trains. 1680-1690 Albany Avenue also has proiximity to Georgetown Plaza Mall, Brooklyn College and a plethora of Mom-and-Pop shops tht bring together these Brooklyn neighborhoods.

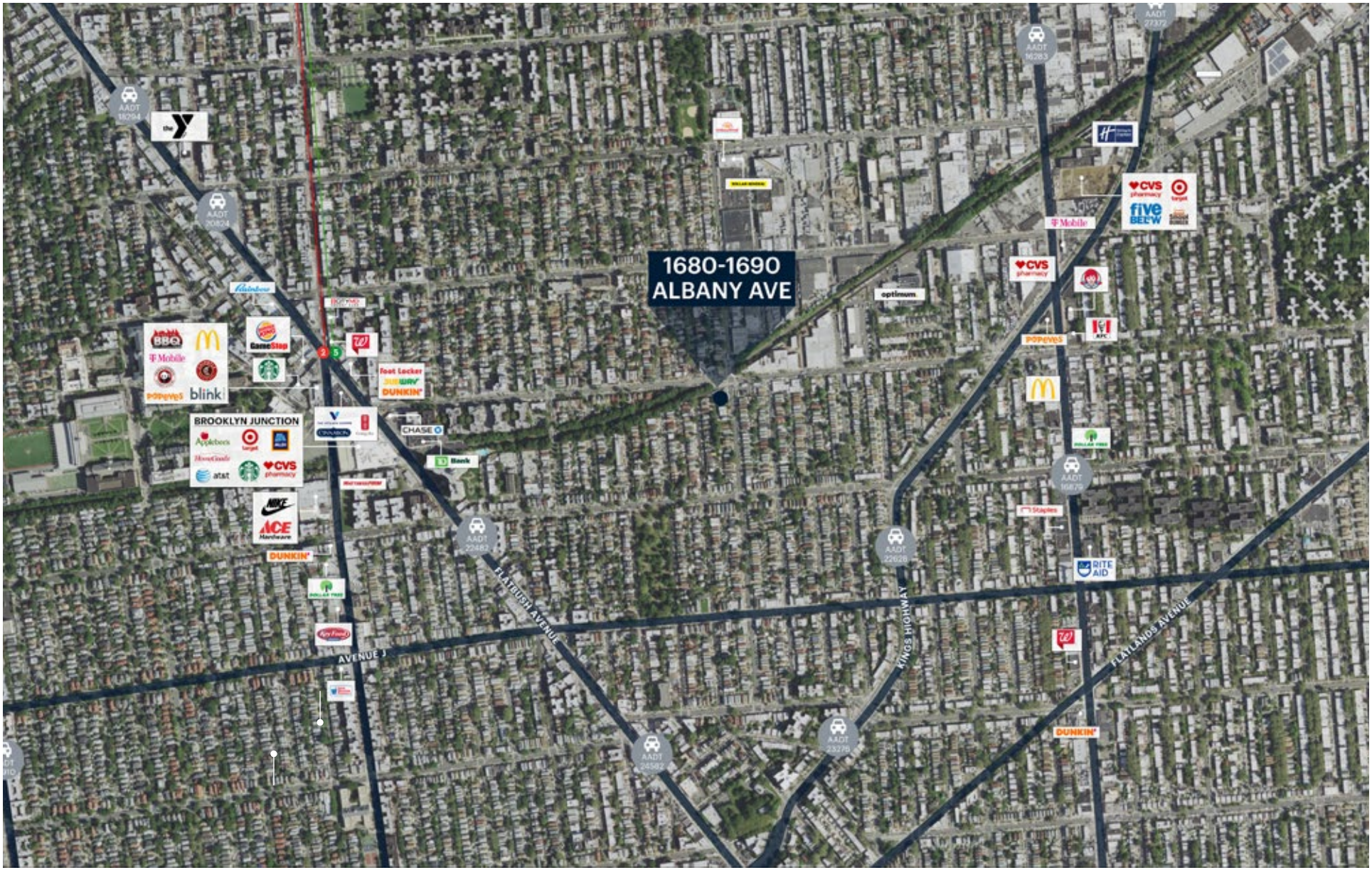
VITAL DATA	
PRICE	$1,250,000

PROPERTY SUMMARY	
THE OFFERING	
Property Address	1680-1690 Albany Avenue Brooklyn, NY 11210
Neighborhood	East Flatbush/Flatlands Border
Cross Streets	Avenue H / Avenue I
Block-Lot	7744 - 47, 49, 50
Delivered	Vacant
Currently	Owner Occupied
BUILDING INFORMATION	
Building Class	E1 & E9
# Of Buildings	2
Stories	1
Building Size	40' X 85' / 17.4' x 70' (±)
Total Building SF	4,036
ZONING INFORMATION	
Zoning	R4
Residental FAR	0.75
Gross BSF	5,231
TAX INFORMATION	
Assessment	$286,560
Rate	10.5370%
Taxes Due	$30,195
NEIGHBORS	
Amoco, Safeguard Self Storage, Micro Essential Laboratory, Glenwood Mason Supply	
COMMENTS	
• Vacant Commercial property building class E (Warehouse) 'grandfathered' in residential zone 7,000 foot lot with 2 buildings totaling 4,000 feet	
• Corner building is approx 3,000 feet / Yard Building is 1,000 feet	

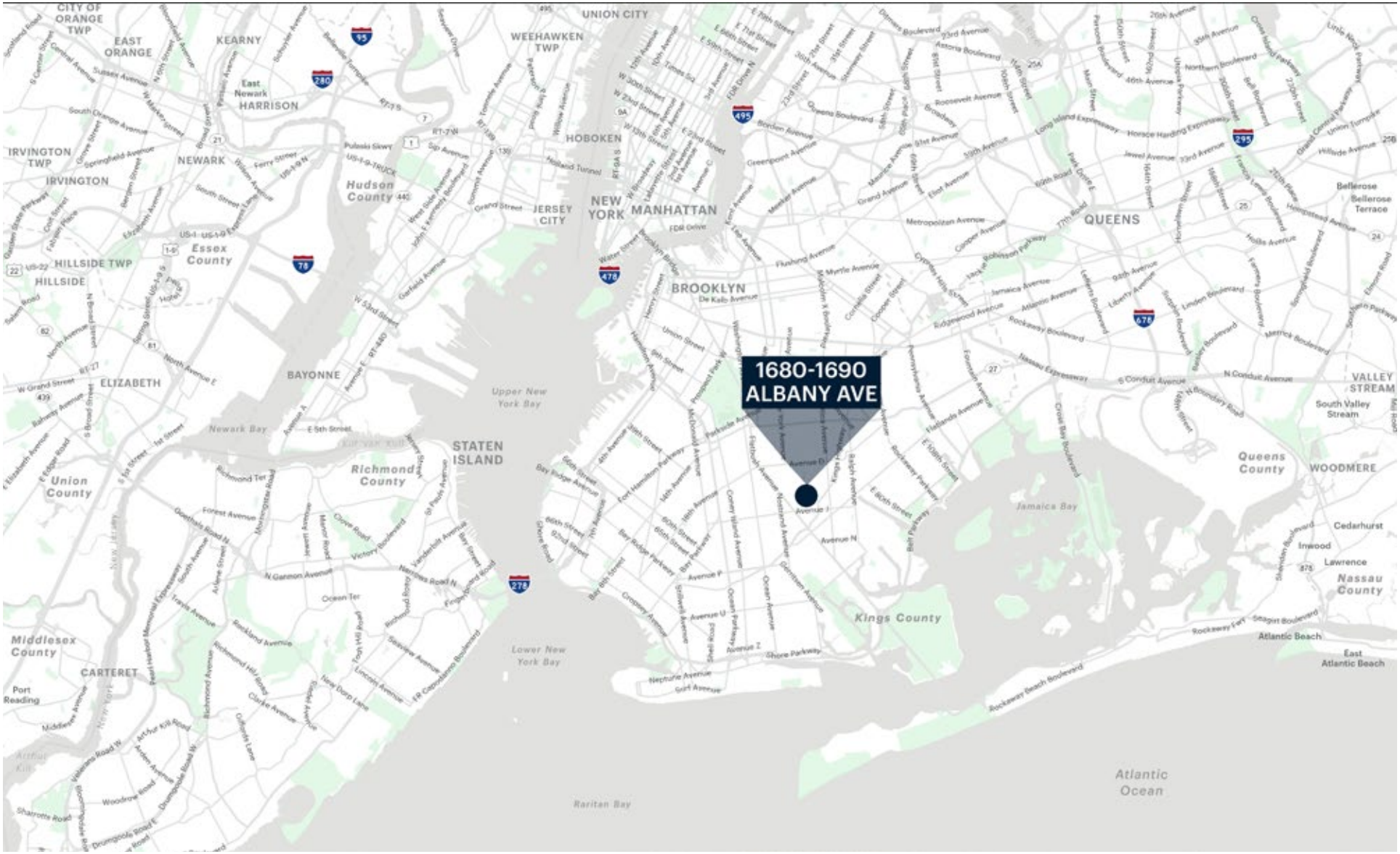
ADDITIONAL PHOTOS



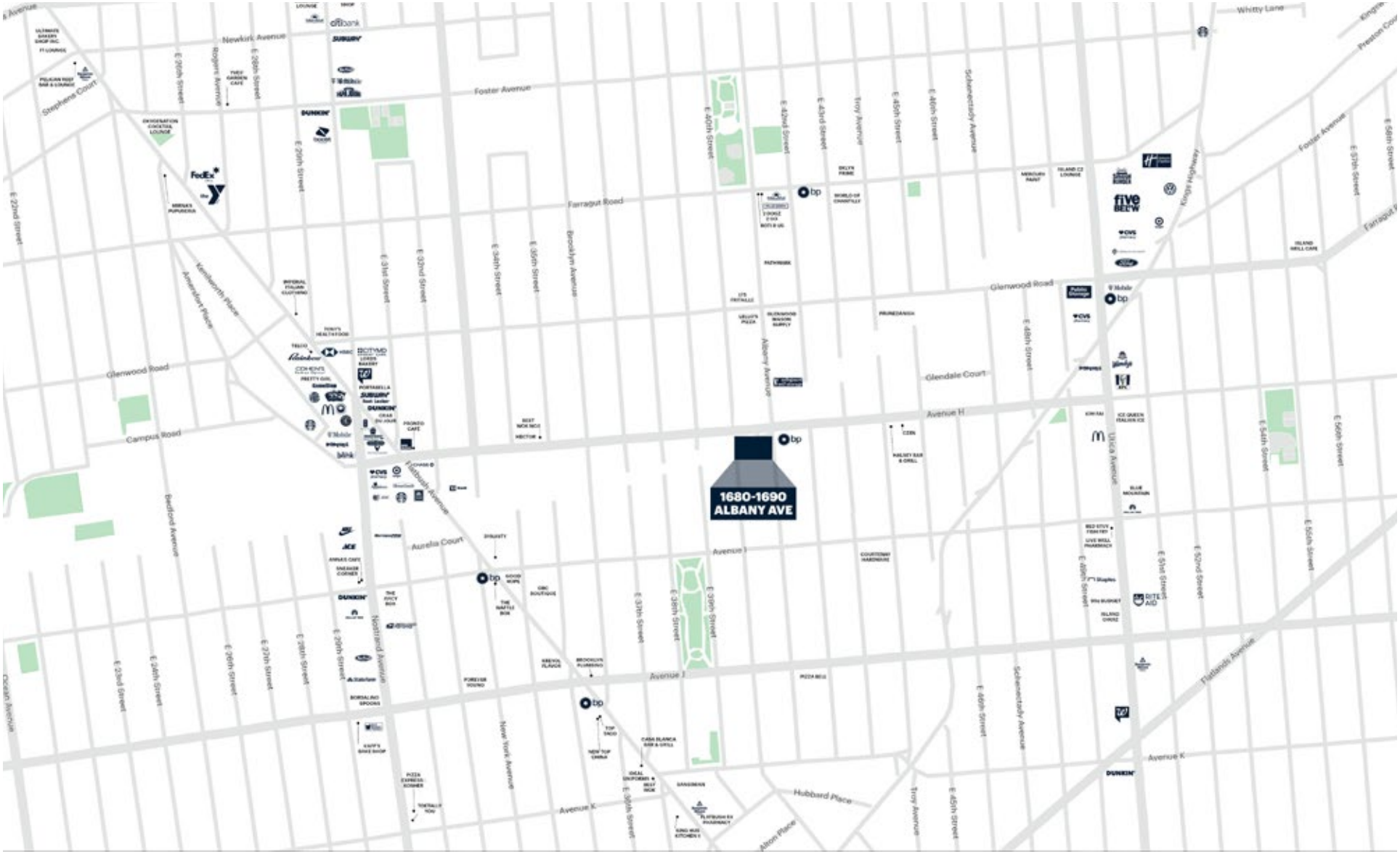
SURROUNDING RETAIL MAP



REGIONAL MAP



STREET MAP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Newkirk Avenue
Foster Avenue
Ferragut Road
Glenwood Road
Glendale Court
Avenue H
Avenue I
Avenue J
Avenue K
Campus Road
Aurelia Court
Albany Avenue
Nostrand Avenue
Kingston Avenue
Brooklyn Avenue
Bedford Avenue
Ocean Avenue
New York Avenue
Utica Avenue
Hubbard Place
Alton Place
Troy Avenue
Schenectady Avenue
Flatlands Avenue
Kings Highway
Whitty Lane
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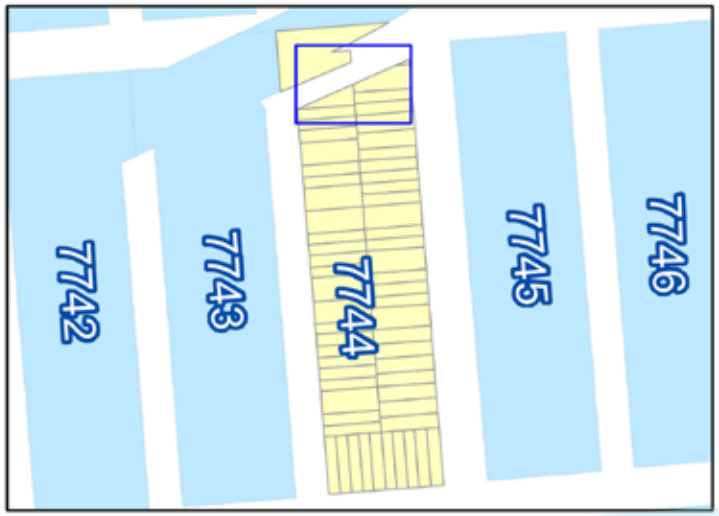
TAX MAP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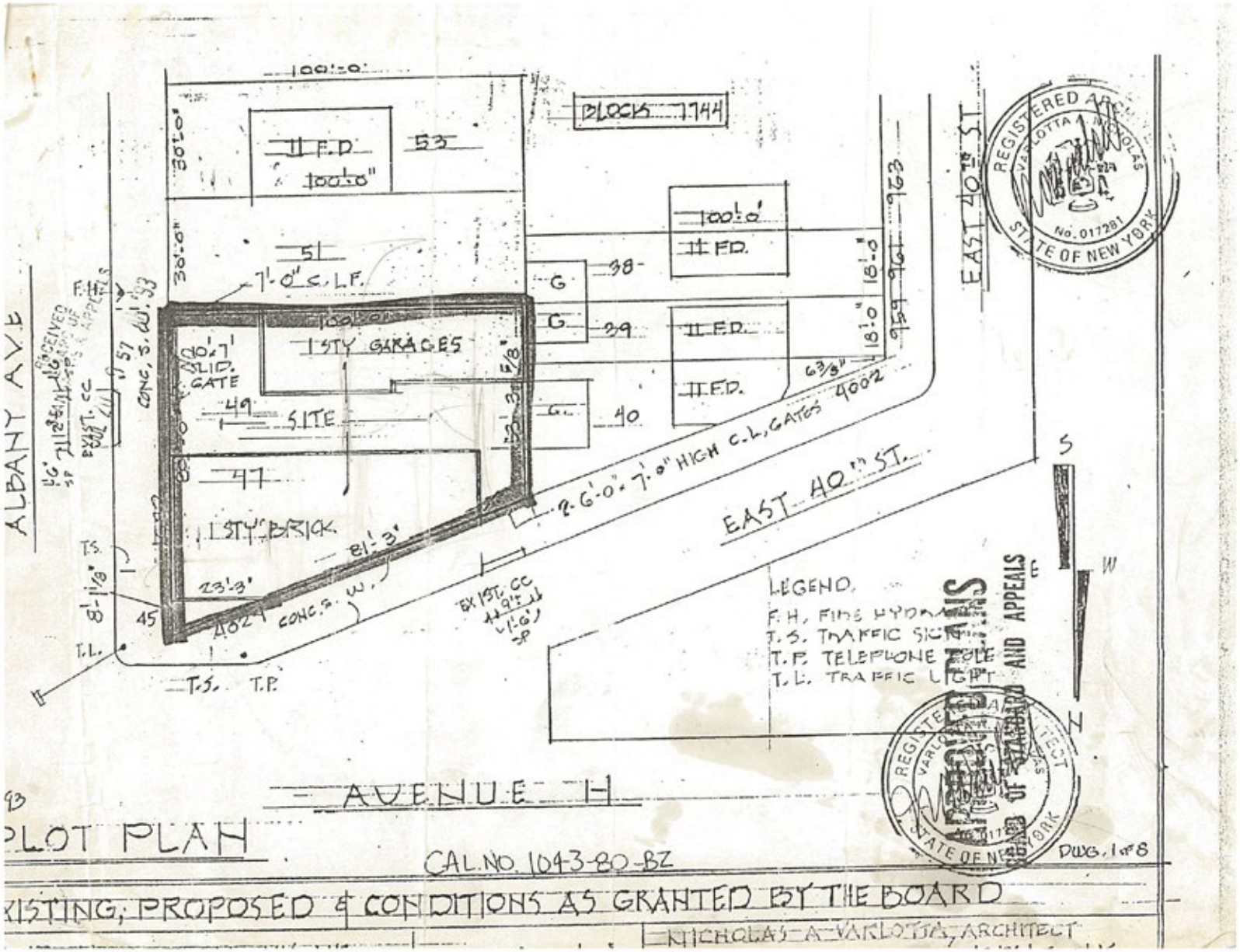
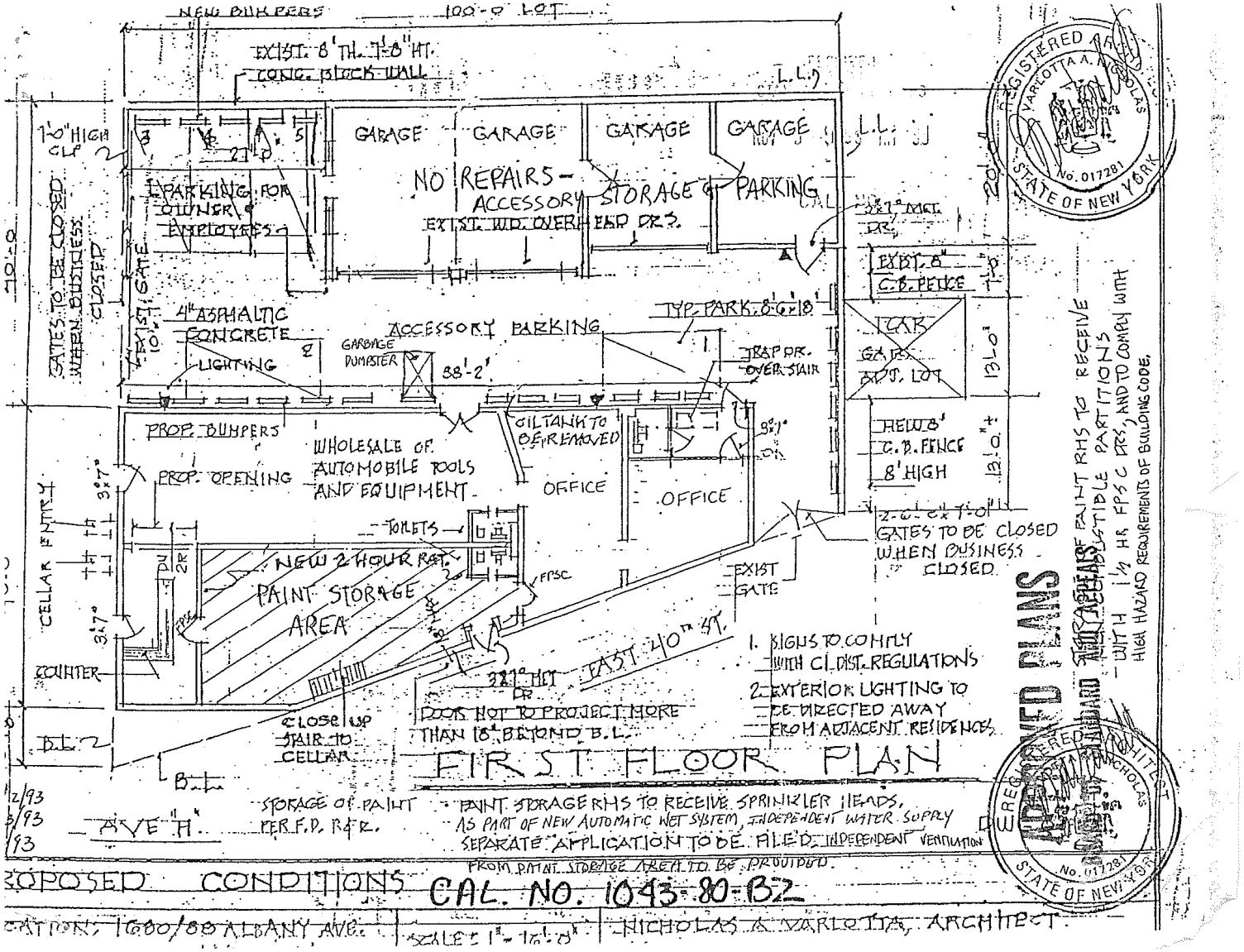
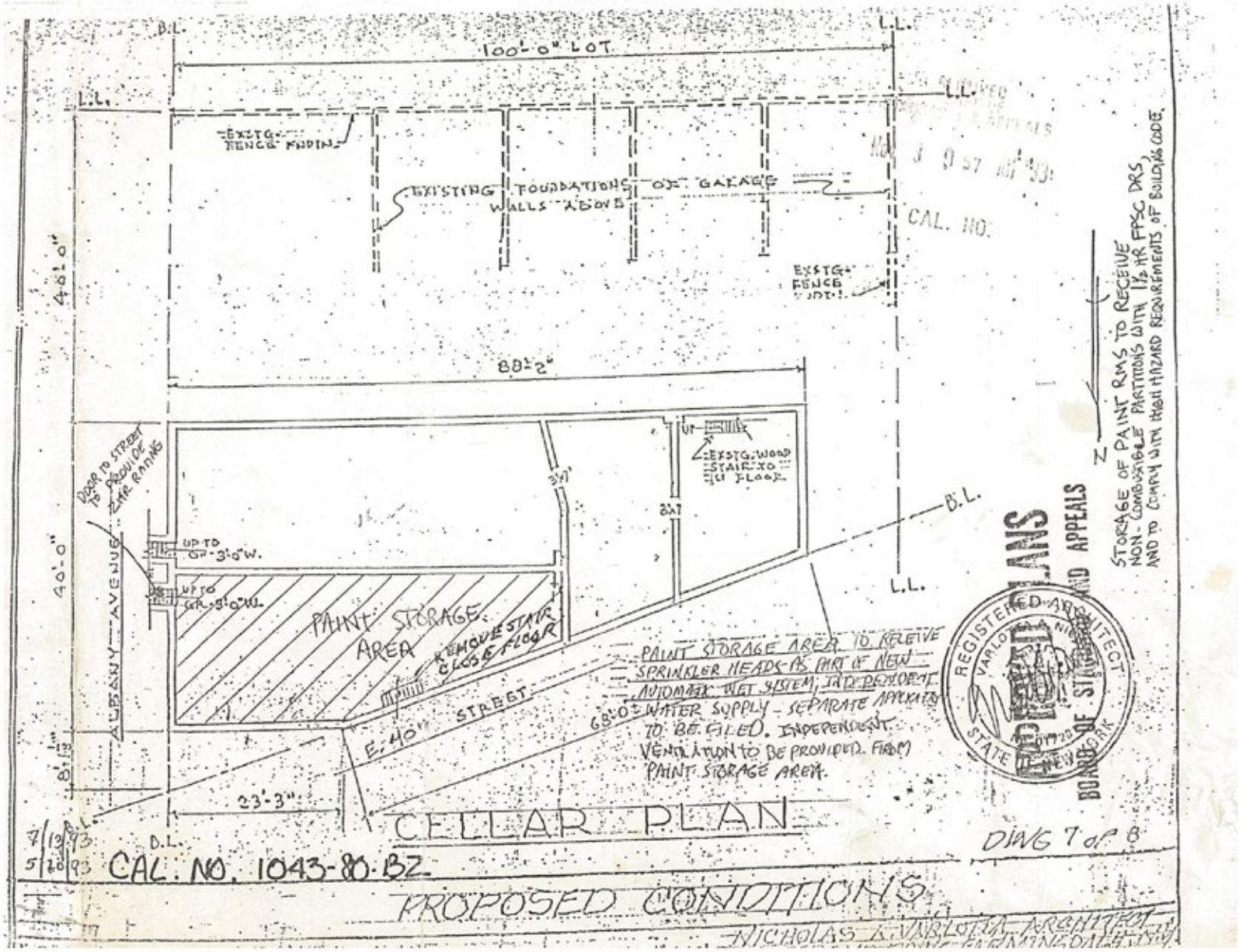
PLOT PLANS


ALBANY AVE
EAST 40TH ST.
AVENUE H
PLOT PLAN
CAL. NO. 1043-80-BZ
EXISTING, PROPOSED & CONDITIONS AS GRANTED BY THE BOARD
NICHOLAS A. VARLOTTA, ARCHITECT
BLOCK 7744
1 STY GARAGES
1 STY BRICK
SITE
7'-0" C.L.F.
2-6'-0" x 7'-0" HIGH C.L. GATES
LEGEND
F.H. FIRE HYDRANT
T.S. TRAFFIC SIGN
T.P. TELEPHONE POLE
T.L. TRAFFIC LIGHT
REGISTERED ARCHITECT
STATE OF NEW YORK
No. 017281
DWG. 1 of 8

FIRST FLOOR PLAN



BASEMENT FLOOR PLAN



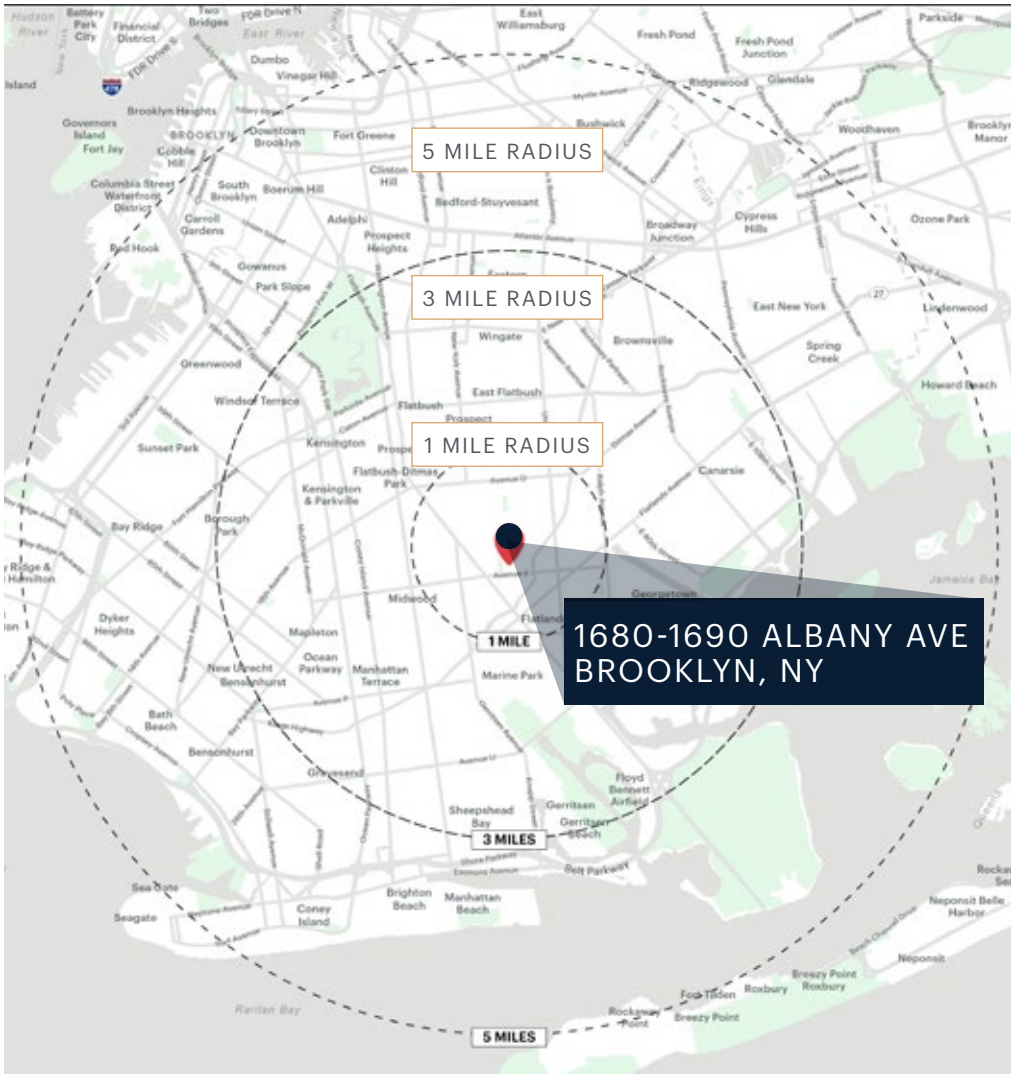
MARKET OVERVIEW

BROOKLYN | EAST FLATBUSH is the literal heart of Brooklyn. This expansive district is the borough's most diverse neighborhood, a vital mixing pot of peoples, cultures, and architecture. Offering excellent shopping, an active local community, can't-be-beat prices, and festive energy, Flatbush is becoming one of New York's most exciting residential destinations.

Founded by the Dutch in 1651, the sleepy village surrounded by bucolic farmlands was transformed into a busy urban center by the construction of Prospect Park and the Brooklyn Bridge. Over the course of decades, Flatbush has served as a landing ground for waves of immigrants: Italians, Jamaicans, Southeast Asians, Pakistanis. Today, thanks to its affordability and unique community, Flatbush is drawing large numbers of young families and professionals.

Access to Q, 2, and 5 train lines means easy commutes into Manhattan. The neighborhood's main artery is the dynamic Flatbush Avenue, where music wafts through the air, shoppers crowd ethnic grocery stores, and the grandiose 1920-era Kings Theatre provides a link to the past. This is a place where residents invest time and energy making Flatbush the best neighborhood it can be.

AREA DEMOGRAPHICS



	1 MILE	3 MILES	5 MILES
POPULATION	114,181	1.04M	2.38M
NUMBER OF HOUSEHOLDS	39,508	374,344	879,138
AVERAGE HOUSEHOLD INCOME	$105,481	$92,412	$97,519
MEDIAN AGE	38.2	36.0	35.7
COLLEGE GRADUATES	25,418 31.8%	234,043 33.0%	591,834 35.9%
TOTAL BUSINESSES	3,805	33,687	76,336
TOTAL EMPLOYEES	23,737	218,481	541,553
DAYTIME POPULATION	67,142	617,115	1.45M

*2021 estimates

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This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.