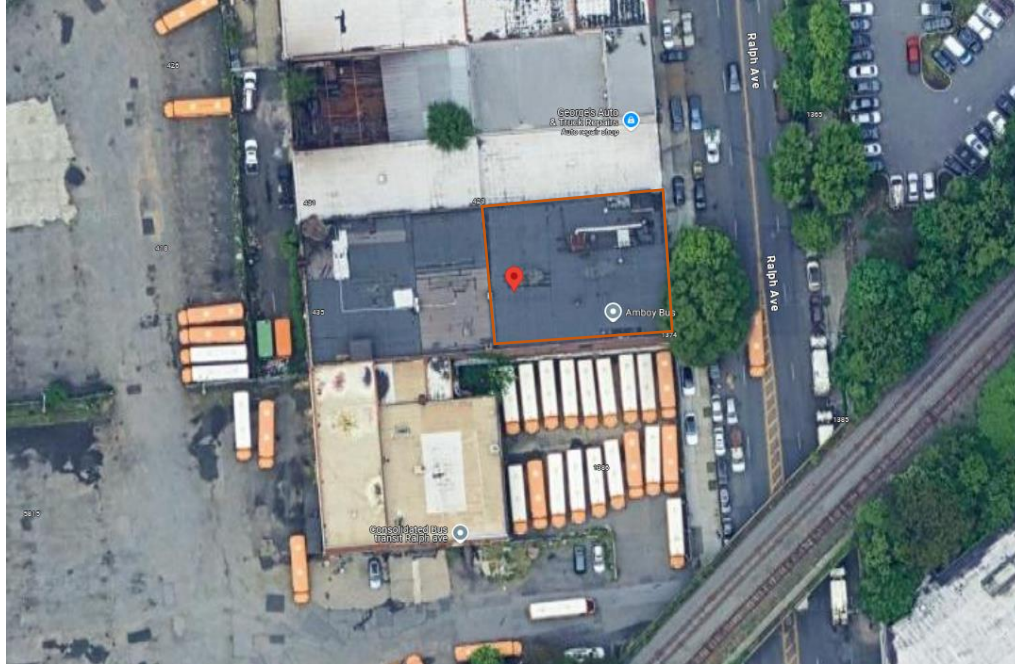


For Sale

1370 Ralph Avenue, Brooklyn, N.Y. 11236

**Brown
Harris
Stevens** **Bold
Honest
Smart**



For Further Information and Inspection:

DAVID SARGOY

Dir. Comm'l RE Division

516.203.8134

dsargoy@bhsusa.com

MICHAEL BARUCH

Lic. RE Associate Broker

516.203.8160

mbaruch@bhsusa.com

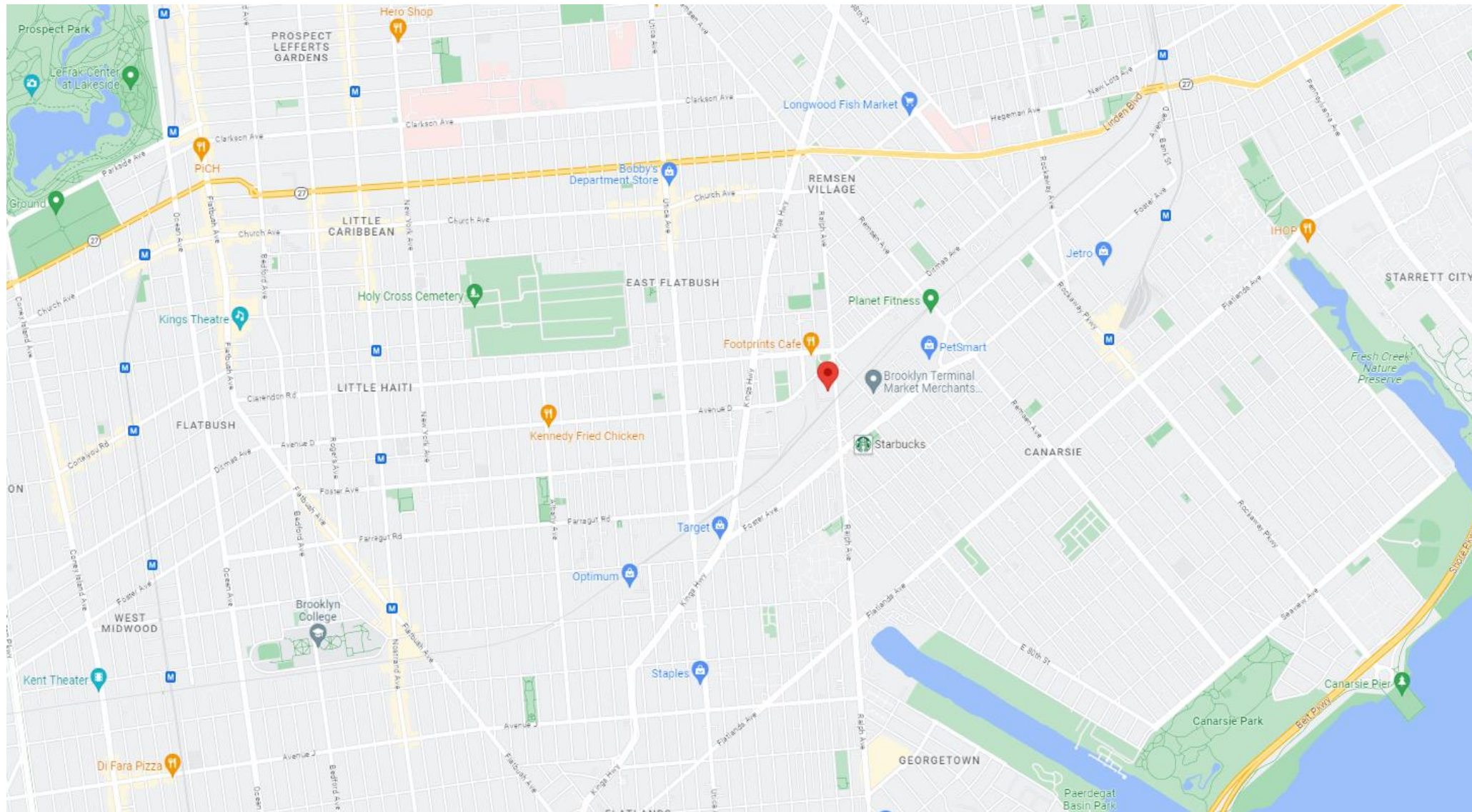
Building Size:	50,000± SF on 2 Floors plus basement
Lot Size:	17,073 square feet
Description:	<u>Ground Floor</u> 17,000 square feet <u>Floor 2</u> 8,750 square feet – Bentley's Club (can be vacated) 8,250 square feet – Vacant Office Space – Full A/C
Real Estate Taxes:	\$289,315 (Being Reduced)
Zoning:	M1-1
Heat:	Gas
Sprinklers:	Fully Sprinklered
Amps:	Heavy Power
Ceiling Height:	12 to 14'
Parking:	Street
Elevators:	1 Freight 1 Passenger
Loading:	1 Tailboard for Ground Floor Industrial Tenant
Comments:	Building can be delivered vacant
Purchase Price:	Upon Request

Brown Harris Stevens Commercial Real Estate, LLC

585 Stewart Avenue, Suite 790, Garden City, New York 11530

Tel 516.203.8100 Fax 516.203.8199 Website www.BHScommercial.com

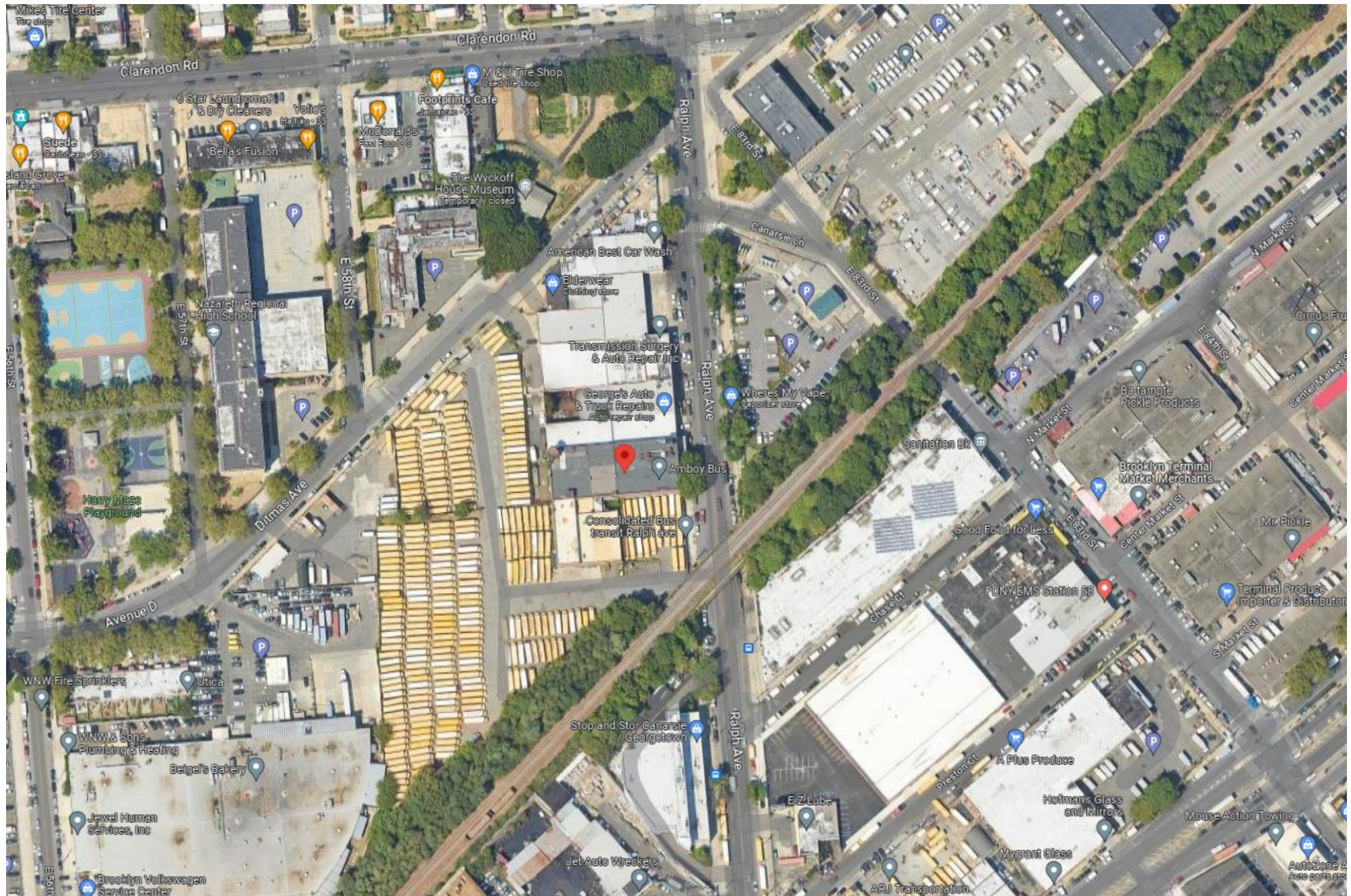
The foregoing is based on information obtained by BHS and believed to be reliable but no guarantee is made to its accuracy. No guarantee whatsoever is made as to the timing, amount or certainty of any sales projections or investor returns, which will depend on market conditions, project expenses, sales prices and other variables not presently ascertainable.



PURCHASE PRICE: UPON REQUEST

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