



1134

LIBERTY avenue

FOR SALE | RETAIL BUILDING | CYPRESS HILLS, NY, 11231



INVESTMENT SUMMARY

CPEX Real Estate has been exclusively hired to market for sale 1134 Liberty Avenue. Located between Lincoln Avenue and Sheridan Avenue in Cypress Hills, Brooklyn, the approximately 20' X 100' lot contains a two-story retail building that measures approximately 20' X 100' on the ground floor and 20' X 55' on the second floor. The building totals approximately 3,100 gross square feet. The second floor can be repositioned for residential use and has already undergone significant renovations.

Liberty Avenue is a central retail corridor serving the surrounding neighborhoods. National tenants include: Foot Locker, Payless, Petland Discounts, T-Mobile, Sprint, Duane Reade, Cricket Mobile, Dunkin Donuts, Citi Bank, Chase Bank, Walgreen's, and Boost Mobile, among many others.

PROPERTY DESCRIPTION

Address:	1134 Liberty Ave, Brooklyn, NY 11231
Location:	Between Lincoln & Sheridan Avenue
Block_Lot:	4202_16
Lot Dimensions:	20' x 100'
Floors:	2
Units:	2
Lot SF:	2,000
Building SF:	3,100
Zoning:	C1-2/R5
Commercial FAR:	1.00
Residential FAR:	1.25
Assessment (15/16):	\$205,330
Taxes (15/16):	\$21,937

ASKING PRICE: \$1,850,000

For Further Information, Please Contact Exclusive Sales Team:

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CPEX Real Estate | 81 Willoughby Street, 8th Fl | Brooklyn, NY 11201 | Tel: (718) 935-1800 | Fax: (718) 935-1822 | www.cpexre.com

All information contained herein was provided by or obtained from the owner of the property or from sources that we deem reliable. Though we have no reason to doubt the validity of the information, we do not warrant any information disclosed. IT IS STRONGLY URGED THAT THE PROSPECTIVE PURCHASER CAREFULLY VERIFY EACH ITEM OF SIZE, RE TAXES, PERMITTED LEGAL USE, AND ALL OTHER INFORMATION PRESENTED HEREIN.



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TRANSPORTATION

The subject property is located one block away from the **A** and **C** subway lines at the Grant Avenue metro station and two blocks away from the **J** and **Z** subway lines at the Crescent Street metro station. The property is also serviced by the B14, B15, B12, B60, as well as the Q8, Q7, and Q24 bus lines.

DEMOGRAPHICS

Description Distance (mi)	Radius 1 0.00-0.10	Radius 2 0.00-0.20	Radius 3 0.00-0.30
Population 2015 Estimate	135,224	344,624	784,044
2015 Average Household Income	\$56,040	\$60,814	\$62,218
Total Housing	40,957	111,414	264,270
Subway Ridership			
A C Grant Avenue	2,041,848 (passengers/annually)		
J Z Crescent Street	1,583,134 (passengers/annually)		

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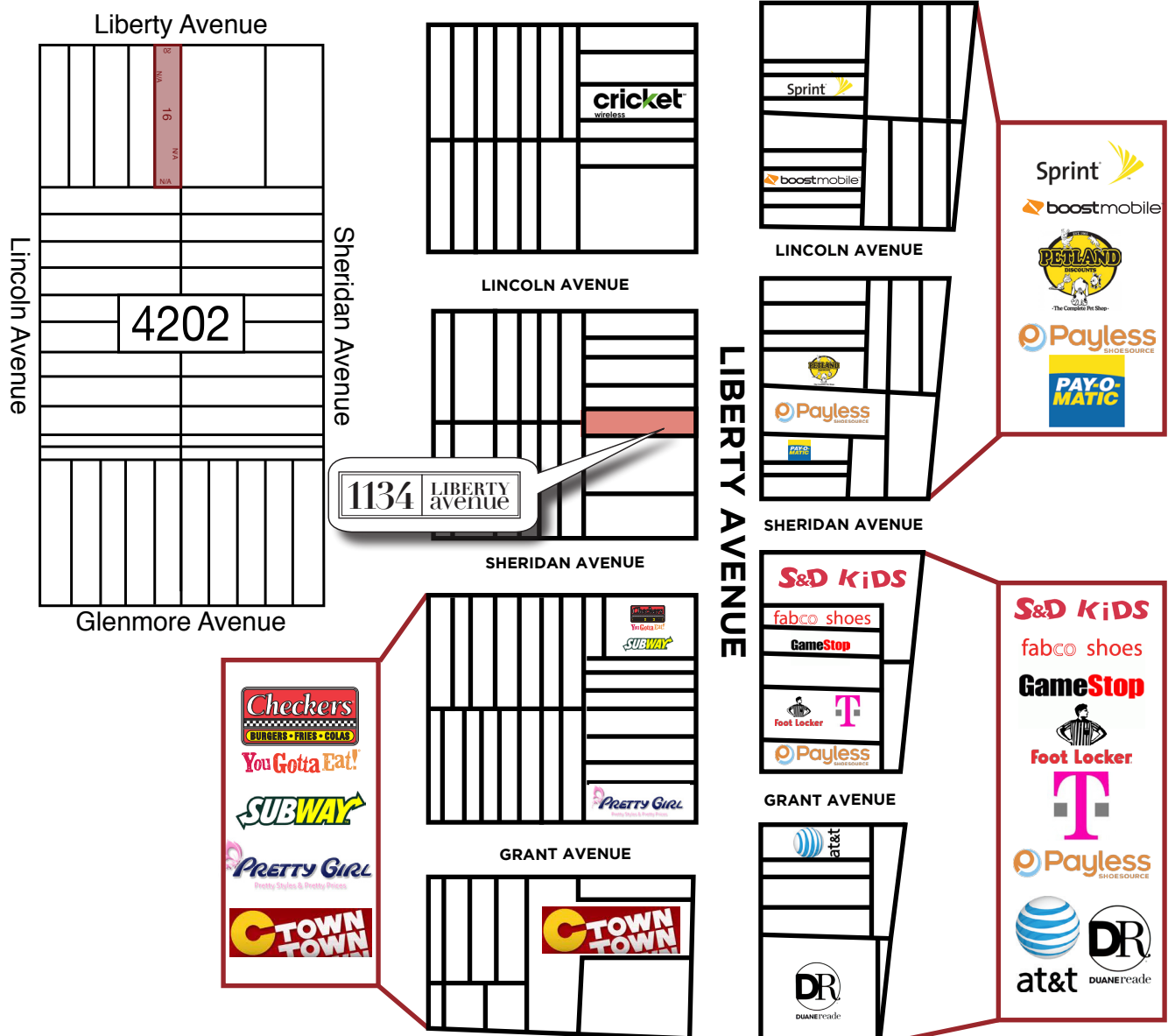
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