

**FOR SALE OR FOR RENT**   
**VICTOR WEINBERGER or NICK PSOMOPOULOS**  
Victor@VictorWeinberger.com e-mail nPsomopoulos@yahoo.com

**917-806-7040 CELL 917-882-3230**  
**718-533-4136 OFFICE 718-533-4107**

**Exclusive FOR SALE or FOR RENT in a Prime Bay Ridge, Brooklyn Location.**  
**Professional Office Building (Currently used as a Church and school)**

**Address: 259 Bay Ridge Ave, Brooklyn, NY, 11220 (Block# 5862....Lot# 60)**  
**(off 3<sup>rd</sup> Ave. Bay Ridge Ave is also known as 69 Street)**



**BUILDING VIDEO: <https://youtu.be/nWhXrvDotXc> (← double click link)**

**Description:** 3 story 13,600 SF Professional Building w/a school and church as tenants situated on a 50 x 100 Lot. Building has an elevator to every floor, which makes it easy to utilize. **Ideal for a school, medical, community or religious purpose, health club, retail use, residential conversion & more.**

**This Building makes a GREAT "High Income Investment Property"**

**LEASE: \$325,000 PER YEAR (only \$25 per SF Triple Net – below market asking rent) or**

**FOR SALE: ~~\$5,500,000~~ \$4,900,000**

- \* **Lot size:** 50 x 100                      \* **Building size:** 50 x 84                      \* **Zoning:** R5B, C1-4, BR
- \* **Stories:** 3 plus a legal utilized basement for a total of 4 rentable floors with an elevator to each floor.

**::LAYOUT::**

- \* **Basement:** 4,200 Sq.Ft.
- \* **1st Floor:** 4,200 Sq.Ft. Sq.Ft.
- \* **2nd Floor:** 4,200 Sq.Ft.
- \* **3rd Floor:** 1,000 Sq.Ft walk-up attic
- \* **Building SF:** 13,600 Sq.Ft.

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**PROPERTY INFORMATION**

**Address**

Primary address	259 Bay Ridge Ave
Alternate address(es)	257-261 Bay Ridge Ave
Zip code	11220
Neighborhood	Bay Ridge
Borough	Brooklyn
Block & lot	05862-0060



**Property Taxes**

Tax class	4
Current tax bill	\$435

**Lot**

Lot sqft	5,000
Lot dimensions	50 ft x 100 ft
Ground elevation	74 ft
Corner lot	No

**Zoning**

Zoning districts	R5B, C1-4, BR
Zoning map	22a

**Building**

Building class	Lodge Room (P2)
Building sqft	12,600
Building dimensions	50 ft x 84 ft
Buildings on lot	1
Stories	3
Roof height	39 ft
Year built	1931

**Use**

Commercial units	1
Other sqft	12,600

**Floor Area Ratio (FAR)**

Residential FAR	1.35
Facility FAR	2
FAR as built	2.52
Allowed usable floor area	6,750
Usable floor area as built	12,600

**Transporation**

- at Bay Ridge Av 0.18 miles
- at 77th St 0.43 miles
- at 59th St 0.62 miles
- at 8th Av 0.85 miles
- at 53rd St 0.89 miles

**SCHOOLS**

**District 20** - Schools zoned for this address:  
P.S. 102 the Bayview (0K,01,02,03,04,05,SE)  
J.H.S. 258 William McKinley (06,07,08,SE)  
Fort Hamilton High School (09,10,11,12,SE)





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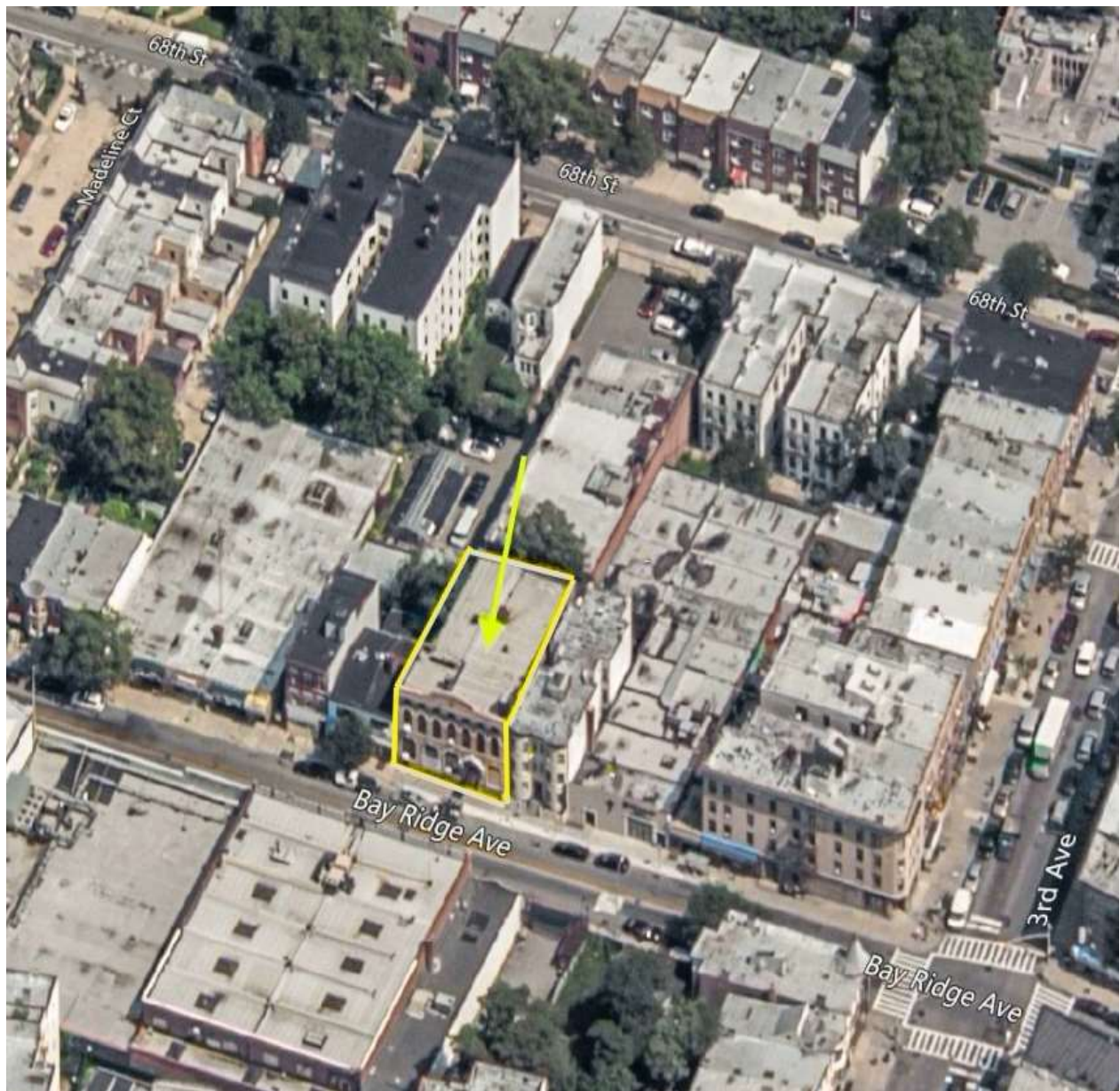
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**AERIAL VIEW**





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**EXTERIOR SIDE VIEW**



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**GYMNASIUM/AUDITORIUM**



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**INTERIOR**





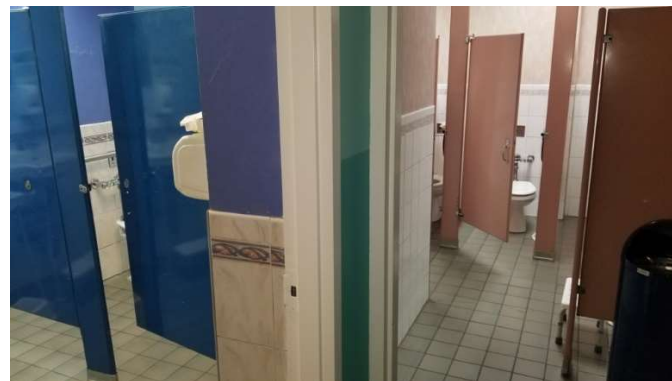
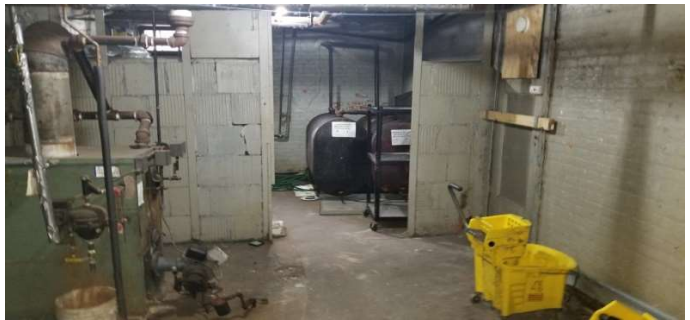
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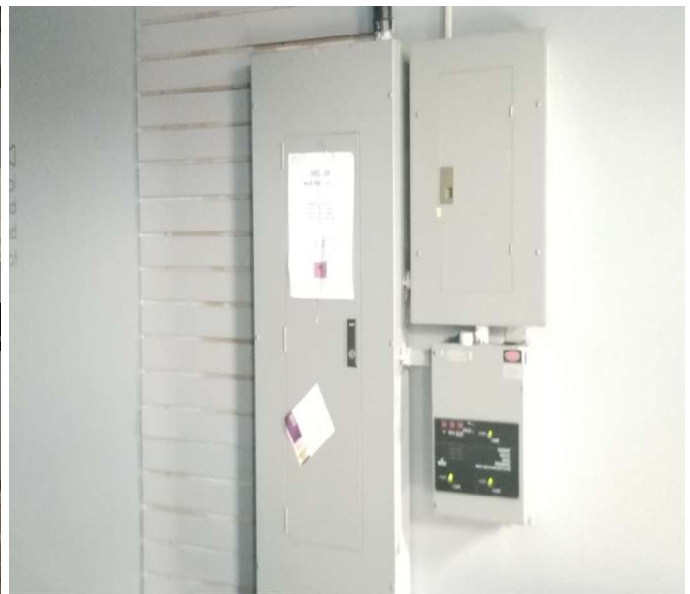
**ROOF**



**BOILER**



**ELECTRIC**



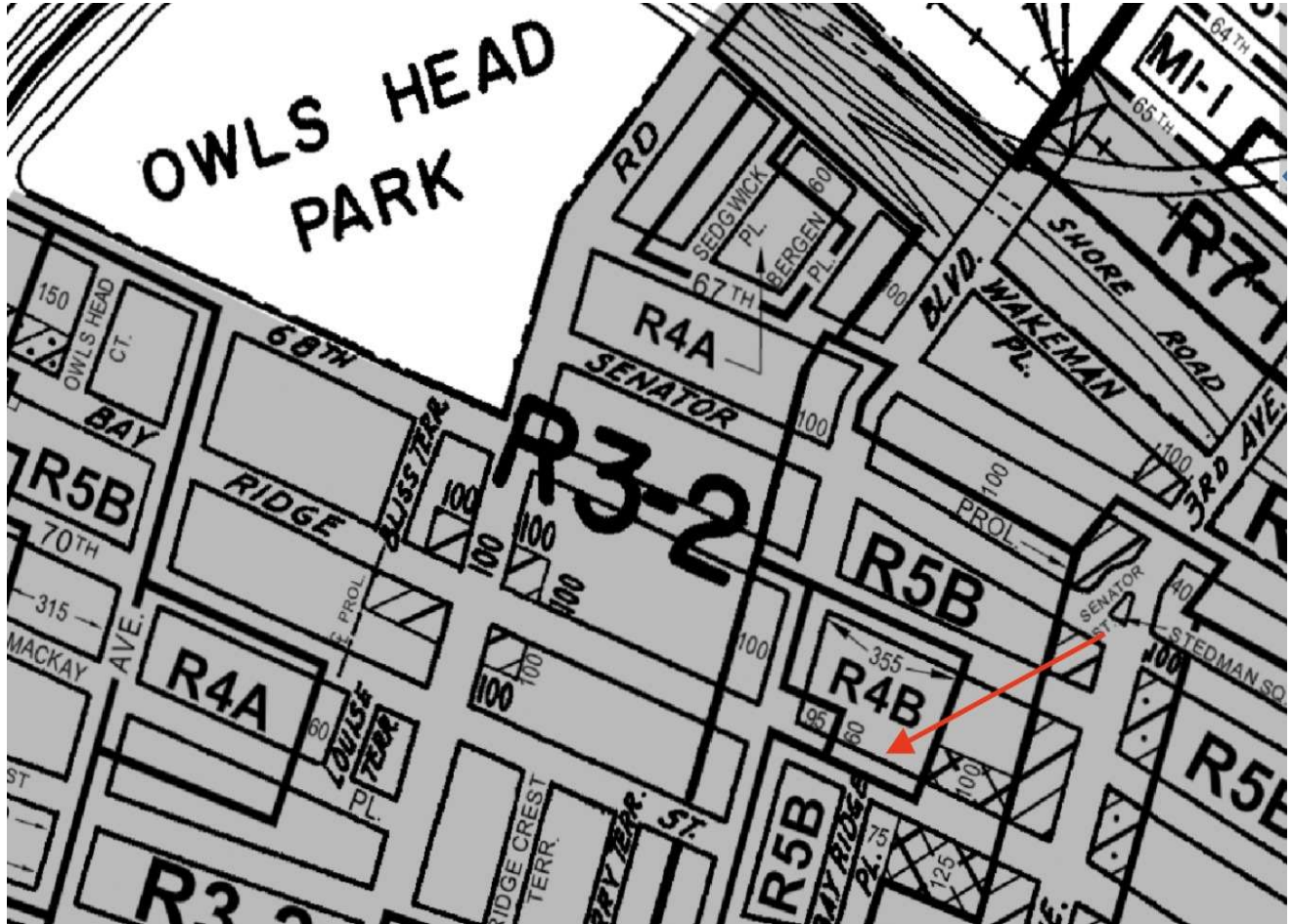
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ZONING MAP (Zoomed-in)





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**LAND LEGAL DESCRIPTION**

**PARCEL A – BLOCK 5862, LOT 60**

**ALL** that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough of Brooklyn, County of Kings, City and State of New York, bounded and described as follows:

**BEGINNING** at a point on the northerly side of Bay Ridge Avenue, distant 182 feet 5 inches westerly from the corner formed by the intersection of the northerly side of Bay Ridge Avenue with the westerly side of Third Avenue;

**RUNNING THENCE** northerly at right angles to Bay Ridge Avenue, 100 feet;

**THENCE** westerly parallel with Bay Ridge Avenue, 50 feet;

**THENCE** southerly at right angles to Bay Ridge Avenue, 100 feet to the northerly side of Bay Ridge Avenue;

**THENCE** easterly along the northerly side of Bay Ridge Avenue, 50 feet to the point or place of **BEGINNING**.

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**AREA MAP (1 block to the subway on 4<sup>th</sup> Ave)**

