

1919 CORTELYOU ROAD, BROOKLYN, N.Y. 11226

Vacant Elevator Building with Owner-user Potential | FOR SALE



PROPERTY INFORMATION

Block / Lot	5150 / 31		
Lot Dimensions	54' x 114.33'	(Approx.)	
Total Lot Size	5,206	Sq. Ft. (Approx.)	
Building Dimensions	50' x 74'	(Approx.)	
Building Size	11,100	(Approx.)	
Zoning	R3X	R7A	
FAR	0.50	4.00	
Split Zoning Lot Area	2,650	2,850	Sq. Ft. (Approx.)
Buildable Footages	1,325	11,400	Sq. Ft. (Approx.)
Total Buildable Area	12,725	Sq. Ft. (Approx.)	
Air Rights	1,625	Sq. Ft. (Approx.)	
Assesment (18/19)	\$675,810		
Real Estate Taxes (18/19)	\$71,460		

11,100

Gross SF

3

Stories

ELEVATOR BUILDING

Building Type

DITMAS PARK

Location

PROPERTY DESCRIPTION

Ariel Property Advisors has been retained on an exclusive listing to arrange the sale of a unique property, 1919 Cortelyou Road. This property is located in the Ditmas Park area of Brooklyn and will be delivered vacant. This is an ideal property for an owner-user looking to establish a business in close proximity to mass transportation and high traffic roadways such as Flatbush and Ocean Avenues.

The subject property consists of 3 stories and is approximately 11,100 sq. ft. Each floor has recessed radiators, with a sprinkler system also located on the first floor and basement. The basement provides unique features such as, a dining area, an industrial style kitchen, and an elevator which goes to the third floor. Air conditioning is provided throughout the building by wall mounted, ductless split

units and the mechanics have been updated, with a renovated oil heating system. In addition, the property has 2 separate stairwells for easy access to all floors, with a manual pull starter fire alarm located at the exits and throughout horn-strobe annunciators. This property is ideal for an owner-user, small school, house of worship or medical facility. There is heavy foot traffic along the Cortelyou Road retail corridor with many choices including restaurants, medical offices, and stores. The Cortelyou Road Subway Station is just 4 blocks away providing easy access to the Q line.

1919 Cortelyou Road gives investors an opportunity to acquire a commercial elevator building that is completely vacant and primely located. For more information on this listing, please contact our exclusive sales agents listed below.

HIGHLIGHTS

- VACANT
- SUITABLE FOR OWNER-USER, EDUCATIONAL CENTER, DAYCARE, HOUSE OF WORSHIP, MEDICAL FACILITY
- ELEVATOR IN BUILDING
- UPDATED OIL BOILER
- UNIQUE BASEMENT USAGE
- LOCATION: HEAVY FOOT TRAFFIC, CLOSE TO MASS TRANSPORTATION

ASKING PRICE: \$2,750,000

212.544.9500

arielpa.nyc

For More Information Please Contact Our Exclusive Sales Agents at **212.544.9500** | arielpa.nyc

For Financing Info

Victor Sozio x12
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West side of Cortelyou Road between Ocean Avenue and East 19th Street



5150

Block

31

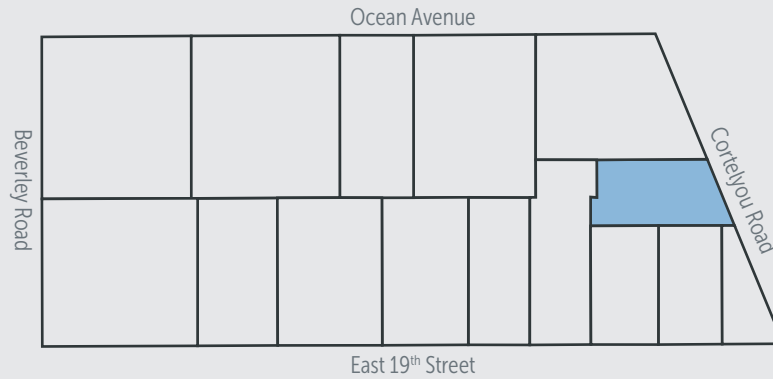
Lot

54' X 114.33'

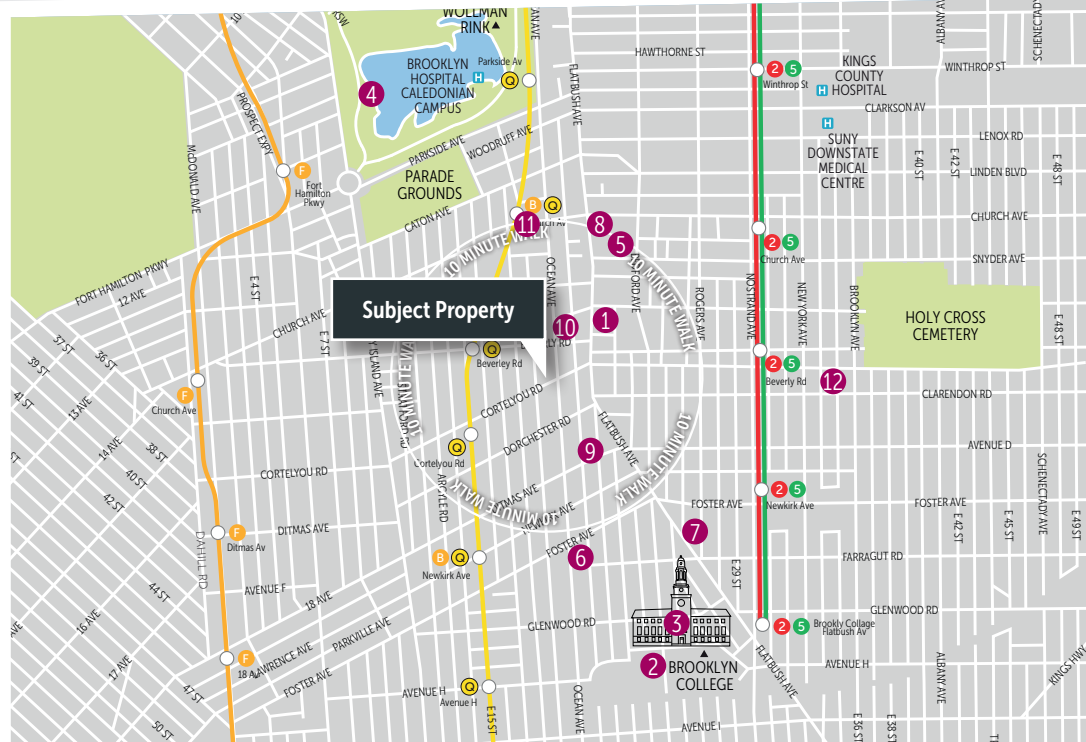
Lot Dimensions

5,206

Lot Area SF



- 1 Kings Theater
- 2 Brooklyn College
- 3 Midwood High School
- 4 Prospect Park
- 5 Flatbush Town Hall
- 6 Our Lady of Refuge
- 7 Flatbush YMCA
- 8 Erasmus Hall High School
- 9 Ditmas Care Center
- 10 St. Marks United Methodist Church
- 11 St Pauls Church in the Village



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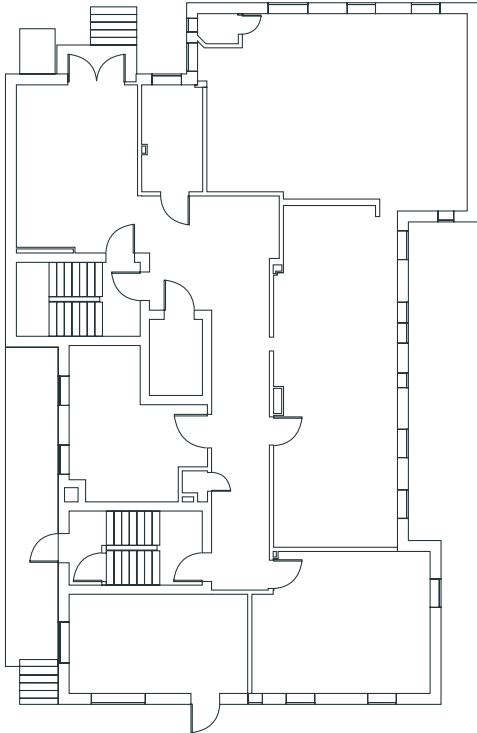
The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy but we do not guarantee the accuracy of any information provided herein. As an example, all zoning information, buildable footage estimates and indicated uses must be independently verified. Vacancy factors used herein are an arbitrary percentage used only as an example, and does not necessarily relate to actual vacancy. If any. The value of this prospective investment is dependent upon these estimates and assumptions made below, as well as the investment income, the tax bracket, and other factors which your tax advisor and/or legal counsel should evaluate. The prospective buyer should carefully verify each item of income, and all other information contained herein. 22 August 2019 6:20 pm

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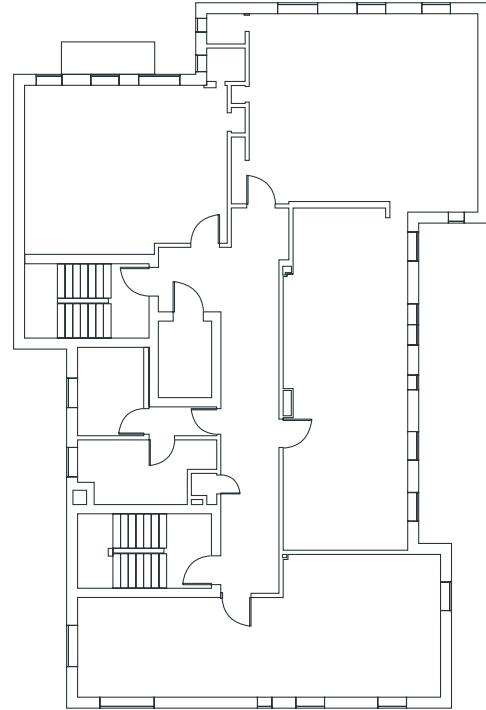
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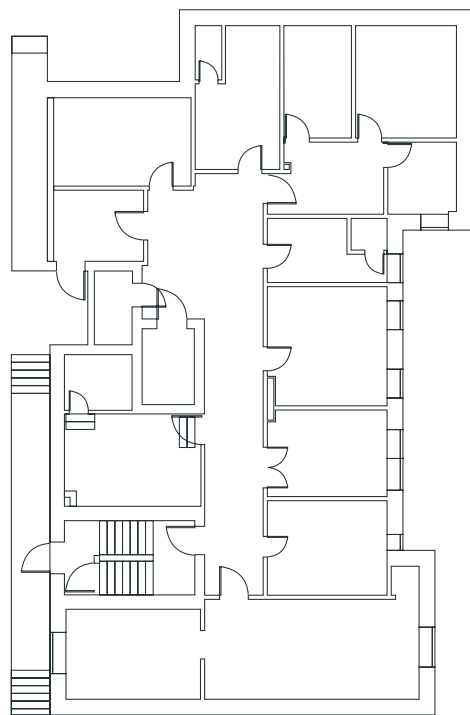
1st Floor
Plan



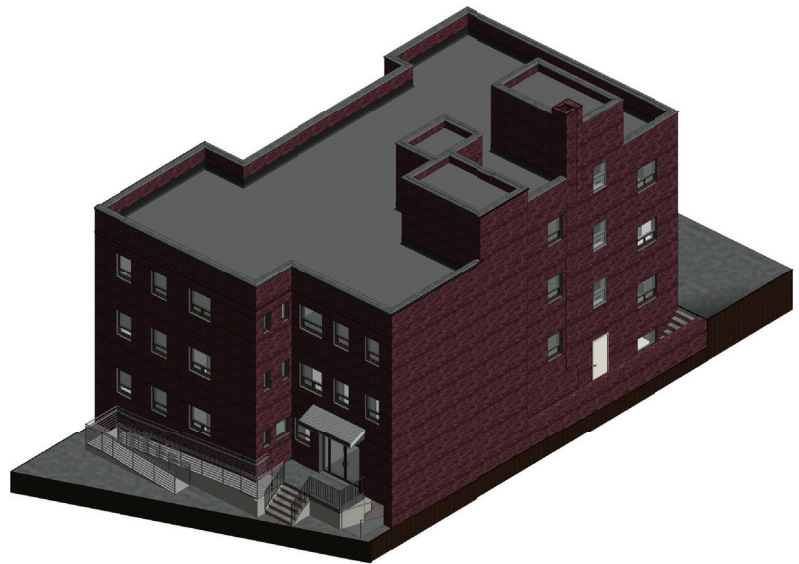
2nd and 3rd
Floor Plan



Cellar Floor
Plan



Proposed
Rendering



*Floor plans are for conceptual use only

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