

**PRIME RETAIL DEVELOPMENT SITE
FOR NET LEASE OR SALE
399 3RD AVENUE, BROOKLYN, NY 11215**



PLOT SIZE: 9,590 Square Feet @ Corner of 6th Street

**OWNER WILL BUILD TO SUIT ANY COMBINATION
OF BUILDING AND PARKING**

FEATURES: 195' of Frontage on Two Streets, Traffic Light @ Corner,
Bus @ Door, Train One Block Away

JOIN: Whole Foods, Staples, Pep Boys, Gowanus Lounge,
U-Haul, Hotel LaBleu, etc.

IDEAL USES: Fast Food, Bar, Restaurant, Bank, Café, Auto Center
Medical, Any AAA Retail Use.

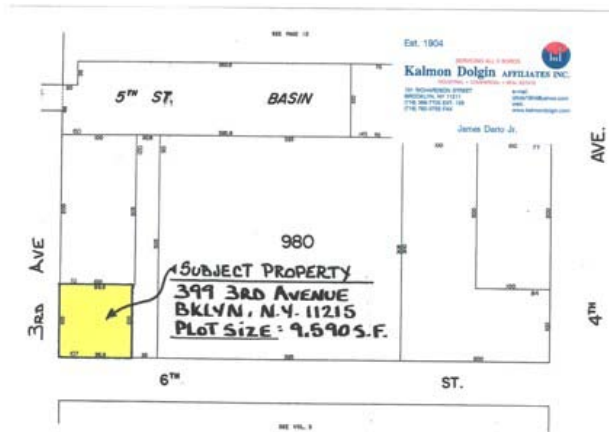
Sale Price: \$1.8 Million – Lease Price: \$150,000 Per Annum (based on 3k bldg)

Taxes: \$10,000 +/- Per Annum

For Further Information and Inspection Contact:

James Dario, Jr.

718-388-7700, Ext. 126 or email: jdkda1904@yahoo.com



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