



Retail For Lease or Sale

3460 Nostrand Avenue
Brooklyn, NY 11229

COMPASS
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Retail For Lease or Sale

3460 Nostrand Ave, Brooklyn NY 11229

	SIZE	CEILING		
GROUND FLOOR:	10,000 sf	18'	AVAILABLE:	Immediately
LOWER LEVEL:	10,000 sf	14'	RENT/PRICE:	Upon Request
FRONTAGE:	97'		TAXES:	\$206,779
LOT SIZE:	.39 AC		ZONING:	R4, C1-2

HIGHLIGHTS:

- * High traffic retail corridor in Brooklyn
- * Extremely dense neighborhood

- * Includes the adjacent 18 car parking lot
- * ADA lift in place

NEIGHBORING TENANTS: Starbucks, Pro Health, Roosevelt Savings Bank, Brennan & Carr, Dollar Tree, TD Bank, Valley Bank, Kings Bay Y, Telco, The Chateau Rehab & Nursing Center, McDonalds, Dunkin, T-Mobile, Family Dollar, Advance Auto Parts, Clean Rite, Popeyes, Aldi

Information provided has been obtained from sources we believe reliable. Landlord makes no representations as to the accuracy of these plans and recipients should not rely on their accuracy. Recipients to verify any and all accuracy of information. All sizes are approximate and are subject



Ground Floor



Lower Level

Ralph Hanan

Licensed Associate Real Estate Broker
Vice President
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Brett Weinblatt

Licensed Real Estate Salesperson
Vice President
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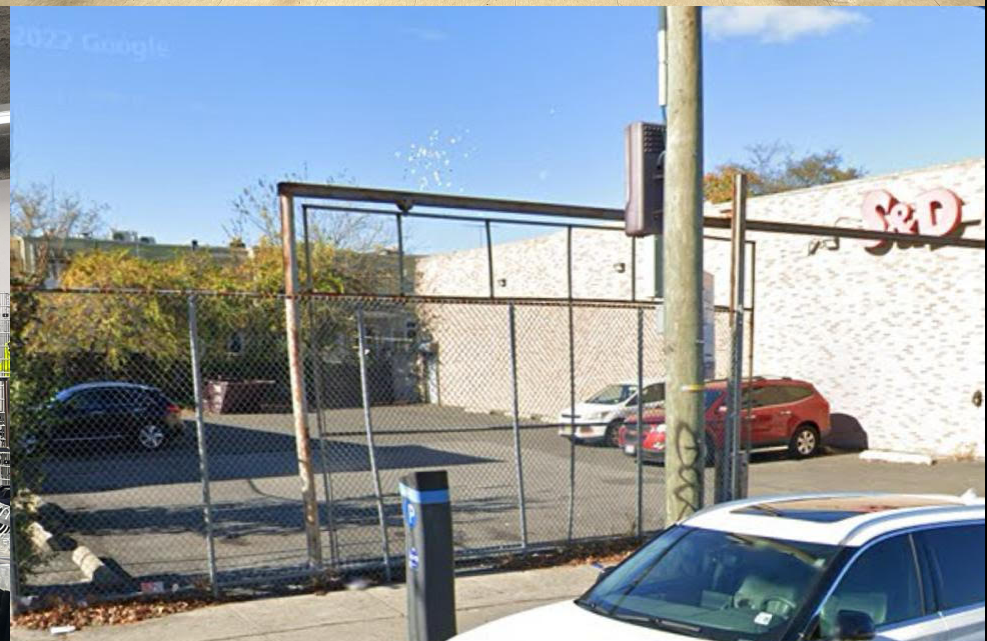
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Floor Plan

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TAX BLOCK 7362 TAX LOTS 13 & 19

PROPERTY SITUATED AT 3460 NOSTRAND AVENUE, BOROUGH OF BROOKLYN, COUNTY OF KINGS, CITY AND STATE OF NEW YORK.

12" STORM SEWER LINE

RIM 11.71'
INV. 5.75'

10" SANITARY SEWER LINE

RIM 11.29'

L.G. 10.76'

NOSTRAND AVENUE

L.G. 11.62'

RC 10.20'
TC 10.60'

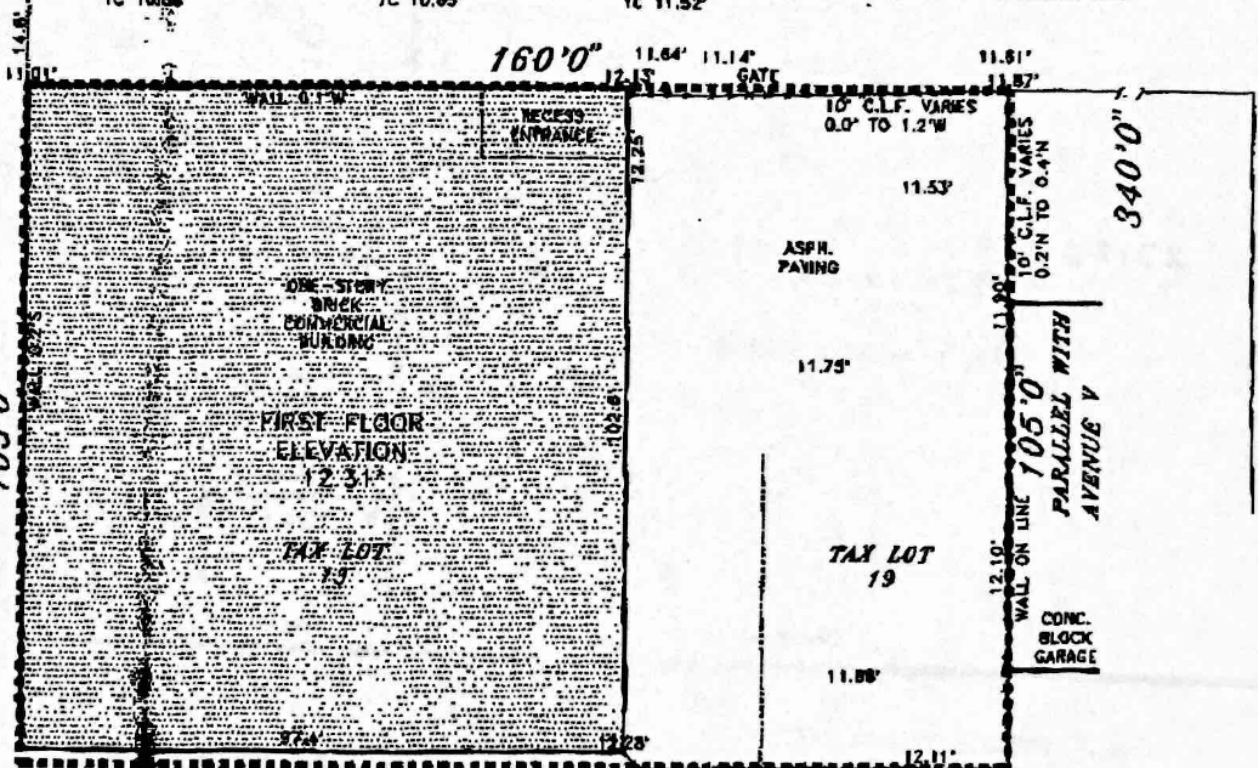
RC 10.80'
TC 10.85'

RC 10.92' DROP CURB
TC 11.52'

160'0"

11.64' 11.14'

11.61'



GUARANTEES INDICATED HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, AND ON HIS BEHALF TO THE TITLE CO., GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED. THE ASSIGNEES OF THE LENDING INSTITUTION GUARANTEES ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY IS A VIOLATION OF SECTION 7209 OF THE N.Y.S. EDUCATION LAW.

COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYOR'S INKED SEAL OR EMBOSSED SEAL SHALL NOT BE CONSIDERED AS A VALID TRUE COPY.

THE OFFSETS (OR DIMENSIONS) SHOWN HEREON FROM THE STRUCTURES TO THE PROPERTY LINES ARE FOR A SPECIFIC PURPOSE AND USE AND THEREFORE ARE NOT INTENDED TO GUIDE THE ERECTION OF FENCES, RETAINING WALLS, POOLS AND ANY OTHER CONSTRUCTION.

160'0" PARALLEL WITH NOSTRAND AVENUE

SURVEYED ON OCTOBER 6, 2006

SURVEYED BY

HUBERT S. YUEN
LAND SURVEYOR
242-20 BARROW'S COURT,
DOUGLSTON, NY 11362
(718) 428-2063

HUBERT S. YUEN
N.Y. LICENSE NO. 049908

SCALE 1" = 30'

Location

3460 Nostrand Ave, Brooklyn, NY 11229

