



71-15 Northern Blvd, Jackson Heights, NY., 11372 Tel# 718-429-4400 (fax) 718-796-9888

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Brooklyn/Queens border: Great 20,000 Sq.Ft. Commercial building

3360 & 3372 Atlantic Ave, Brooklyn, NY., 11208

(at Crescent St/4 blocks west of Rockaway Blvd)

Block: 4162 **Lot** 18 (Bingo Hall)..... **Lot** 22 (Furniture store)

Description: 1 story 20,000 Sq.Ft. Commercial building consisting of 2 parcels on a busy intersection.
A) 3372 Atlantic Ave = 7,500 Sq.Ft. Furniture store (C/O Billiards hall w/food)
B) 3360 Atlantic Ave = 12,500 SF Vacant, formerly by a Bingo Hall for 40 years.
Bingo hall has a C/O for 489 persons.

Note: Property can be delivered with 1 to 3 additional parcels located on Crescent street for parking. Property is located 1 block from the subway on Fulton Street

Lot Size: 200 x 100 (built full) **Zoning:** C8-1

R.E. Tax: \$90,000

Ideal use: Furniture, supermarket, drugstore chain, restaurant/buffet, automotive store, gas station, school, House of worship, Carpet/flooring, night club, and countless other uses.

Price: \$3,150,000 (Owner will finance for 10 years with \$800,000 down payment @ 6.0 %)



