

# 13-17 Lexington Avenue, Brooklyn NY 11238



## Executive Summary

BridgePropertyAdvisors has been exclusively hired to arrange the sale or long-term lease of 13-17 Lexington Avenue in the Clinton Hill section of Brooklyn.

Currently, the property contains 11 large loft apartments on floors one through four and a full lower level with standard full-sized windows. The residential units are occupied by month-to-month leases allowing for immediate repositioning of the asset. The building was fully renovated ten years ago. At the far right side of the building on grade, there is a separate 12' x 66' portion of the main building which connects to a one-story building in the rear that is approximately 35' x 150' for a total of approximately 6,100 square feet.

## Building/Site Information

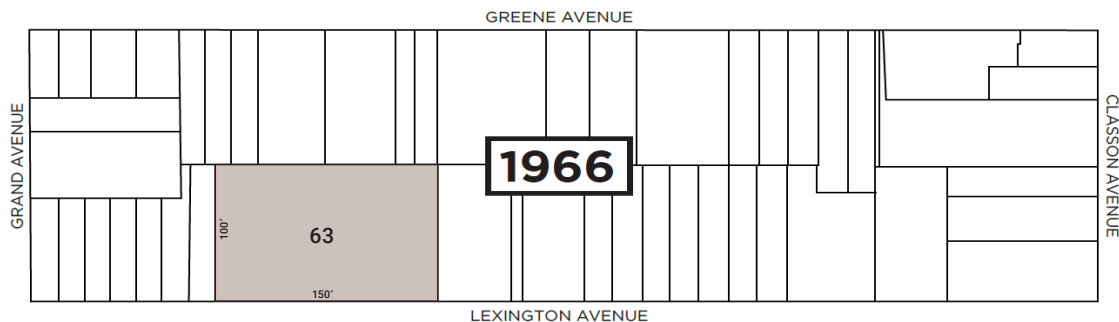
Block/Lot	1966 / 63	
Building Class:	D5	Elevator, Converted
Building Dimensions:	119' x 99'	
Stories:	4	
<b>FLOOR NUMBER</b>	<b>GROSS SF</b>	<b>DIMENSION</b>
Lower Level	7,500	150' x 50' apprx.
1st Floor	6,900	150' x 50' apprx.
2nd Floor	7,500	150' x 50' apprx.
3rd Floor	7,500	150' x 50' apprx.
4th Floor	7,500	150' x 50' apprx.
Residential Building SF:	36,900	apprx.
Rear Building SF:	6,100	
Gross Building SF:	43,000	
Lot Dimensions:	150' x 100'	apprx.
Lot Size:	15,000 SF	apprx.

## Zoning

Zoning:	R6B
FAR:	2
Total Buildable SF:	30,000

## Taxes

Assessment (20/21):	\$1,119,180
Tax Rate (Class 2):	12.4730%
Taxes (20/21):	\$139,595



Asking Price / Lease: Available Upon Request

For more information, please contact:

Brian T. Leary  
 Managing Director  
 718.906.6660  
 bleary@bridgepany.com

Jidan Kim  
 Director  
 718.906.6662  
 jkim@bridgepany.com

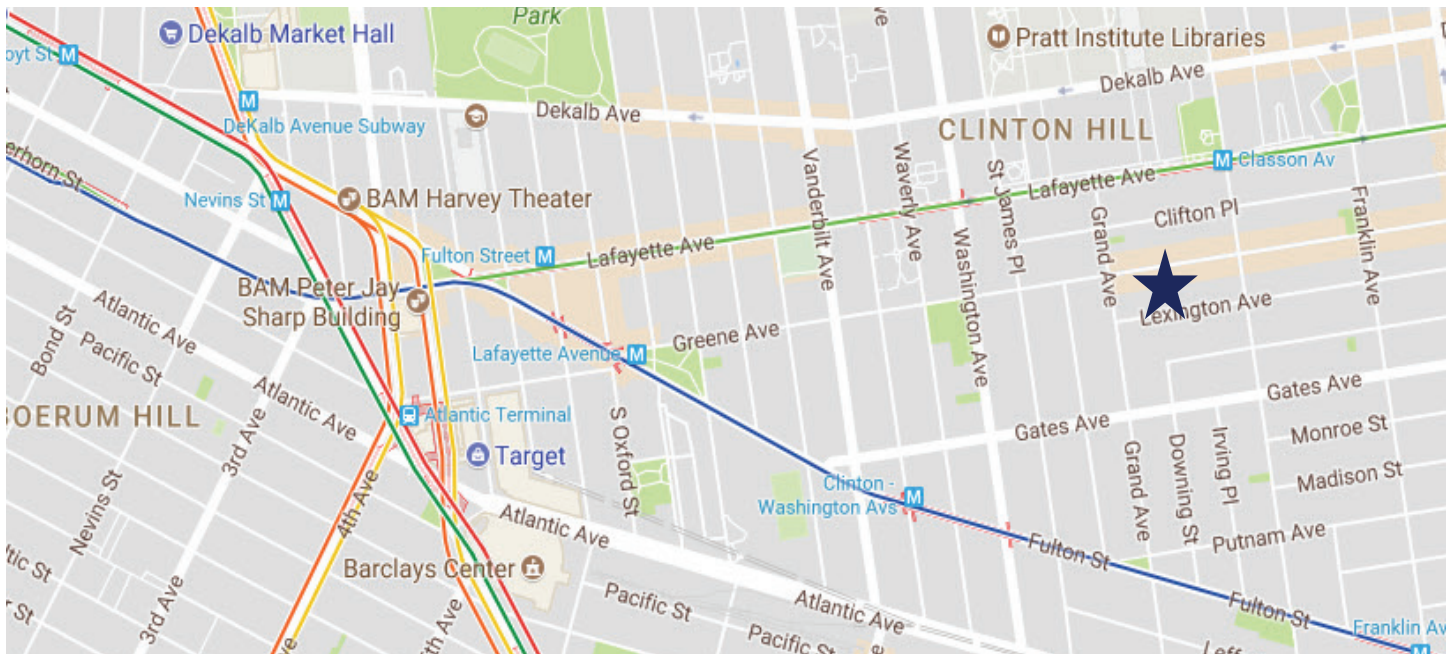
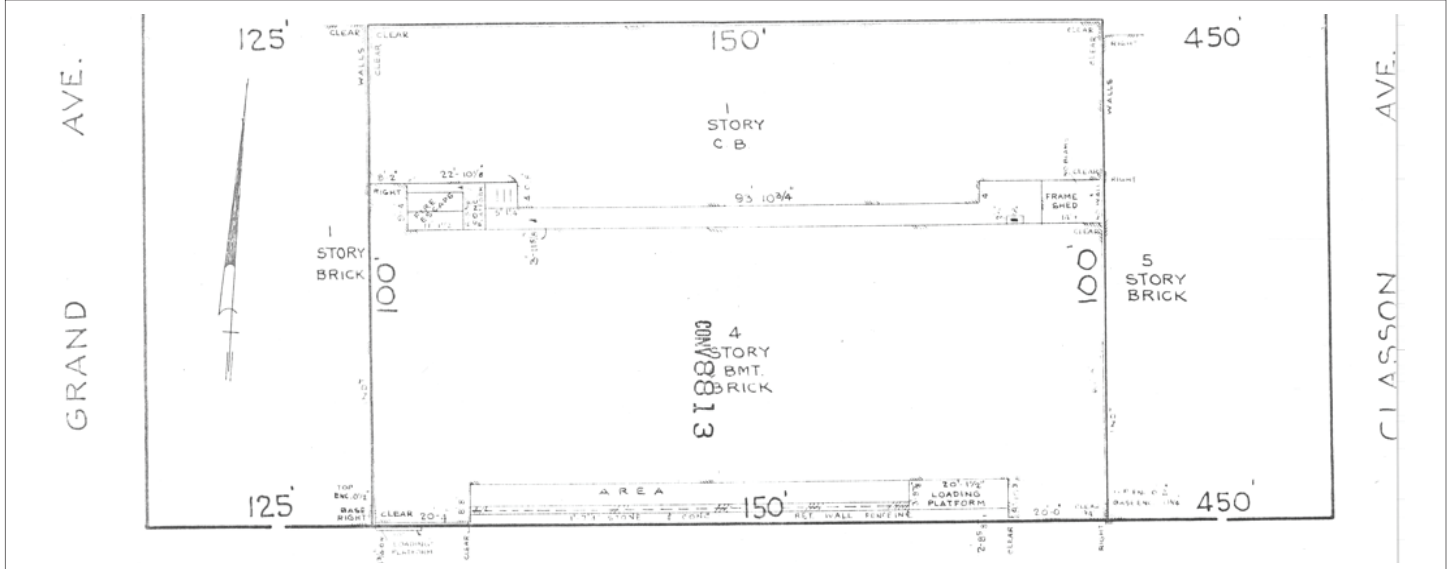
James O'Neill  
 Director  
 718.906.6661  
 joneill@bridgepany.com

Bridge Property Advisors | 1201 Broadway, Suite 401, New York, NY 10001 | 646.839.2277 | bridgepropertyadvisors.com

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## Survey



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Brian T. Leary  
Managing Director  
718.906.6660  
bleary@bridgepany.com

Jidan Kim  
Director  
718.906.6662  
jkim@bridgepany.com

James O'Neill  
Director  
718.906.6661  
joneill@bridgepany.com

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