

10 Caton Avenue Brooklyn, NY 11218



Executive Summary

Bridge Property Advisors has been exclusively retained to market for sale 10 Caton Avenue. Located at the corner of Caton Avenue and Dahill Road / Fort Hamilton Parkway. This is a highly trafficked site with 25,000 AADT and excellent visibility. The Property has been operated as a car wash for many years and will be delivered vacant. Redevelopment opportunities include Retail, Office, Community Use and Housing.

Transportation

The property is located 2 blocks away from the F&G subway lines at the Church Avenue station and 5 blocks from the F&G subway line at Fort Hamilton Parkway station. It is ideally situated in close proximity to Ocean Parkway as well as the BQE.

Neighborhood Highlights

- Walking proximity to Prospect Park, Kensington Stables and the Parade Ground Sports Facility
- Excellent local schools including Brooklyn Prospect Charter School, PS230, MS 839, Brooklyn College Academy and several private Preschools
- Close proximity to Maimonides Hospital & NYU Medical Center
- Steps away from Albermarle Playground & E. 5th Street Park

Property Facts

Location:	Corner of Caton Ave. & Dahill Road
Block - Lot:	5323 - 0001
Building Class:	GW
Building Dimensions:	BLDG 1: 20' X 80' / BLDG 2: 22' x 31'
Building Size:	BLDG 1: 1,600 SF / BLDG 2: 682 SF
Lot Dimensions:	75' x 101'
Lot Size:	7,658 SF
Zoning:	R5 (Residential)/ C2-3 (Commercial)/ CF
FAR:	1.65 Residential / 1.0 Commercial/ 2.0 CF
Buildable SF:	12,635 BSF/ 7,658 BSF/ 15,316 BSF
Assessment (22/23):	\$354,150
Taxes (22/23):	\$38,088.84
Tax Rate (Class 4):	10.755%

Asking Price: \$2,100,000

For more information, please contact:

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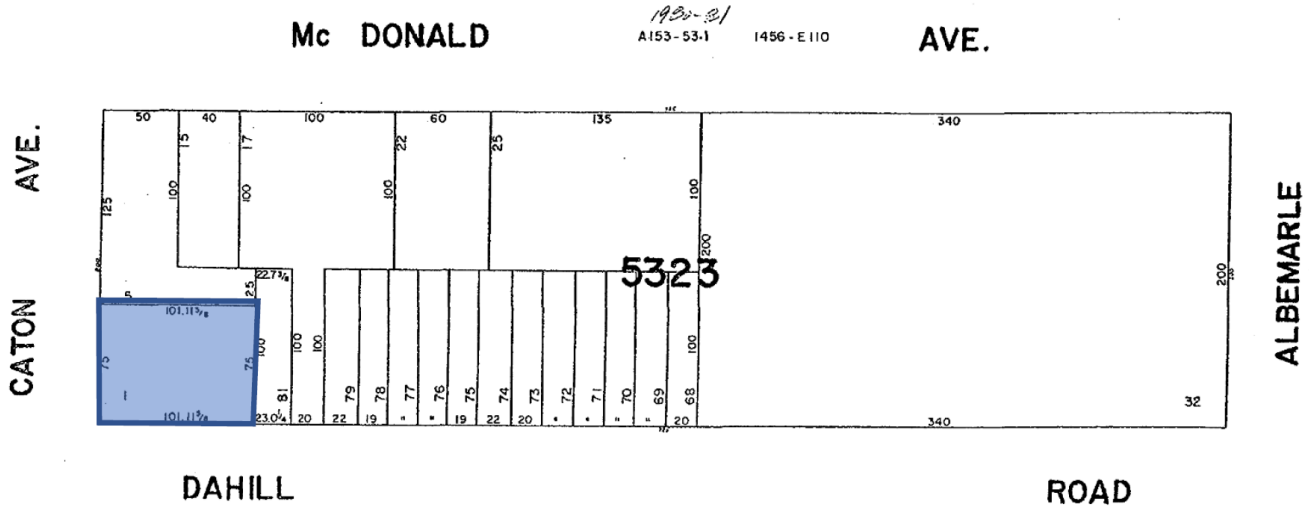
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Tax Map



Aerial View



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