

OFFERING MEMORANDUM



Bankruptcy Sale

**723 BRISTOL ST
BROOKLYN, NY 11236**

±45,700 SF | Commercial Warehouse |
Block & Lot: 03642-0001 | Zoning: M1-1, R5

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EXCLUSIVELY PRESENTED BY

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MYC

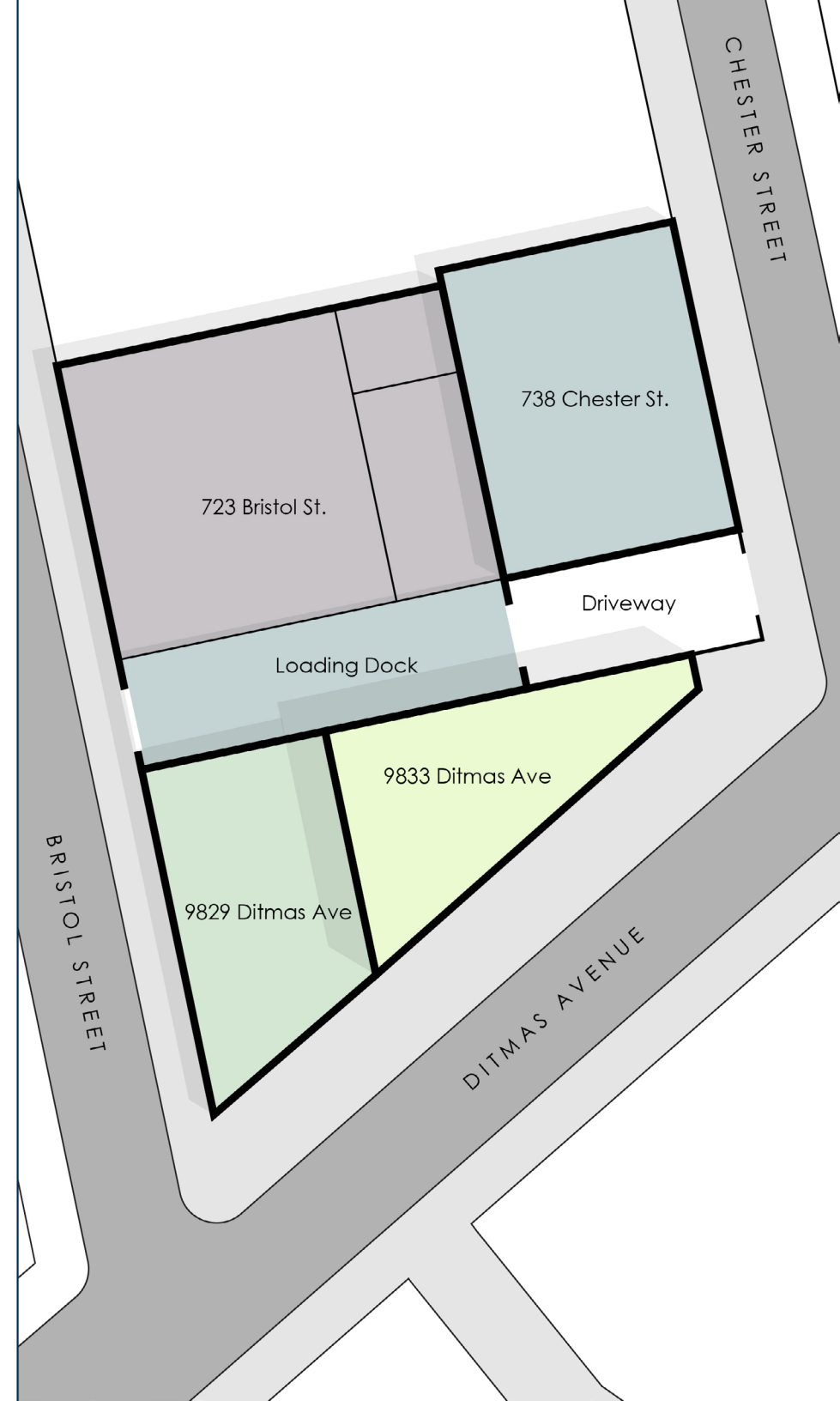
MYC & ASSOCIATES, INC.

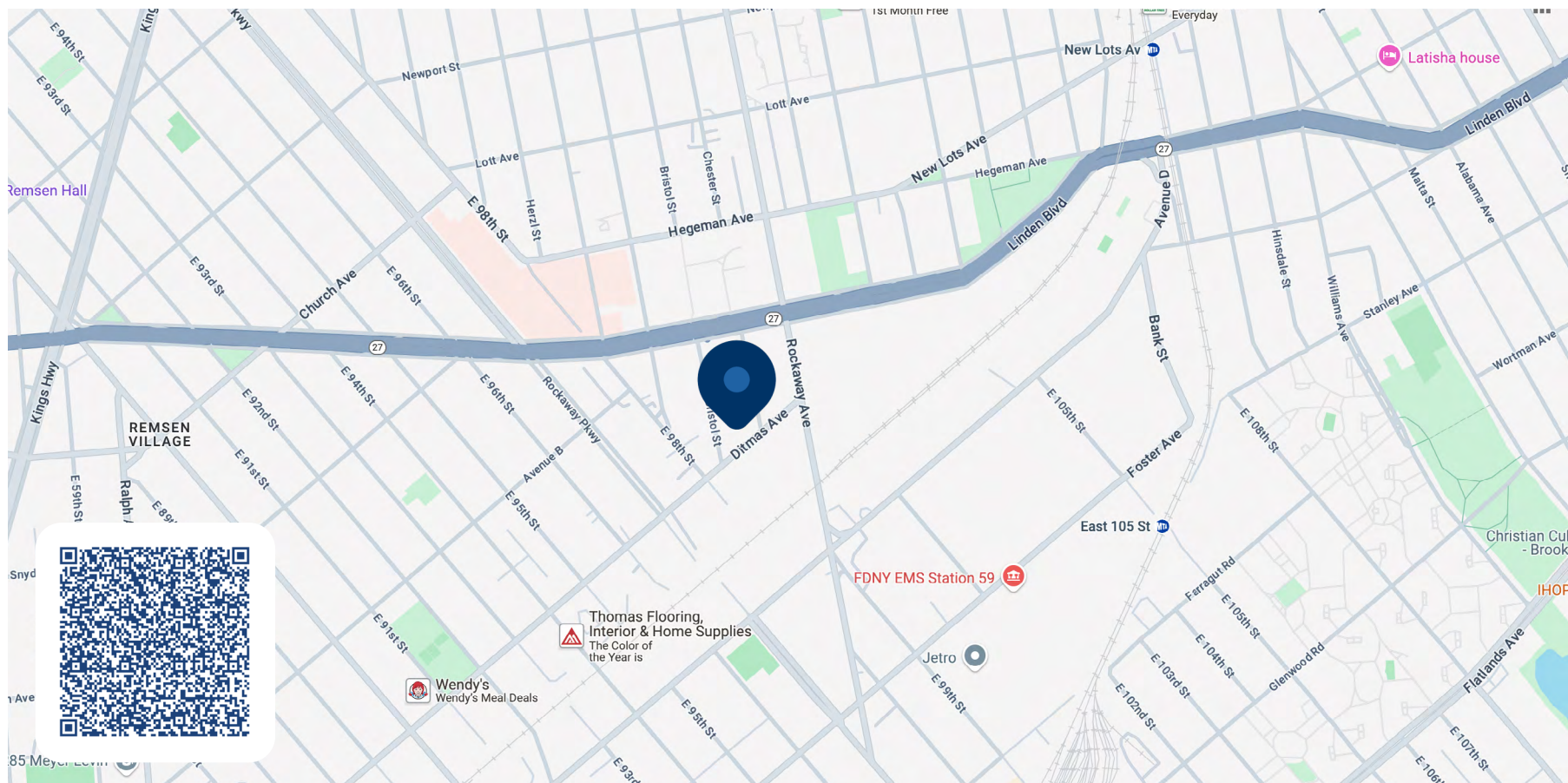
1110 South Avenue

Staten Island, NY 10314

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COMMUTER RAIL

Station	Drive	Walk	Distance
East New York Station (LIRR)	6 min	N/A	3.0 mi
Nostrand Ave Station (LIRR)	11 min	N/A	4.0 mi

TRANSIT/SUBWAY

Station	Drive	Walk	Distance
L-Train: Rockaway Pkwy (MTA)	2 min	13 min	0.7 mi
L-Train: East 105 St (MTA)	4 min	17 min	0.9 mi

AIRPORTS

Airport	Drive	Walk	Distance
John F Kennedy International	14 min	N/A	9.2 mi
LaGuardia	25 min	N/A	16.0 mi
Newark Liberty International	38 min	N/A	21.7 mi



OVERVIEW

Located in the Canarsie neighborhood of Brooklyn, NY, 723 Bristol Street presents an exceptional industrial / warehouse opportunity spanning impressive 45,700 Sq. Ft. This property offers flexible space for a multitude of businesses by having three (3) street frontages, ensuring excellent accessibility throughout.



The warehouse currently presents an opportunity for food-related businesses with a $\pm 12,000$ Sq. Ft. food production area highlighted by tiled flooring, and a comprehensive drainage system. In addition, 2,000 Sq. Ft. of walk-in freezers and refrigerators give 723 Bristol an ideal setting for food production, manufacturing, processing, and/or packaging.

DETAILS

Lot Size: 38,410 Sq. Ft. Irregular

Lot Dimensions: 248' x 68'

Three (3) Street Frontages

±2,000 Sq. Ft. Yard

Two (2) Loading Bays (For 53' Trailers)

Two (2) Drive-In Doors

Total Building Size: ±45,700 Sq. Ft.

Ground Floor: ±34,500 Sq. Ft.

2nd Floor: ±6,500 Sq. Ft.

Lower Level: ±6,500 Sq. Ft.

±12,000 Sq. Ft. Food Production Area

11' - 13' Cleared Ceiling Height

Wet Sprinkler System

Floor Drains

Full HVAC

Gas Heat

10' x 10' Freight Elevator w/ 4,000 lbs. Capacity

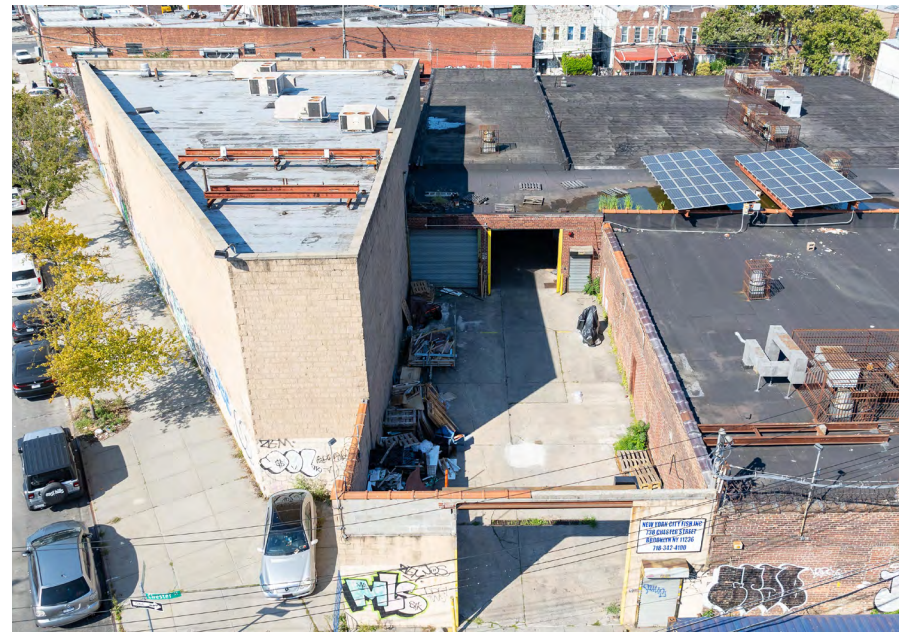
Tiled Floors & Walls in Food Production Area

±2,000 Sq. Ft. Walk-In Refers & Freezers

3,600 AMP / 3 Phase Electric Service w/ 3 Meters

Year Built: 1961

Property Tax: ±\$111,000





ADDITIONAL INFORMATION

All information provided by MYC & Associates, Inc. is from public documents or third-party sources, is not guaranteed and should be independently verified. The information is subject to errors and omissions. The subject property may be sold or withdrawn from the market without notice. MYC & Associates, Inc. does not represent or warrant the accuracy, authenticity, or completeness of any information and is not liable for any reliance thereon.

All showings of this property are BY APPOINTMENT ONLY. Do not walk or visit the property without permission and an escort from MYC & Associates, Inc. Anyone caught trespassing will be prosecuted to the fullest extent the law permits.

Please contact MYC & Associates, Inc. for additional sale, property, bankruptcy process, rent roll, expenses, DHCR, and expense information.

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