



PINNACLE REALTY
OF NEW YORK, LLC

www.pinnaclereny.com

46-34 11th Street • Long Island City, NY 11101

718-784-8282

RETAIL POTENTIAL ON 1/2 ACRE SITE

20,000 SF ONE-STORY BUILDING ADJACENT TO NEWLY BUILT AUTOZONE
CANARSIE - DIVISIONS AVAILABLE

FEATURES:

- Building Dimensions: 200' x 100'
- Building Size: 20,000 Sq. Ft.
- 100' Frontage on Foster Avenue
- 20' Ceiling Height
- 3 Overhead Doors
- Corner Property
- 15,500 Cars Passing Daily
- Commercial F.A.R.: 1
- Facility F.A.R.: 2.4
- **Real Estate Taxes:** \$85,438 / Year

NEARBY:

- Brooklyn Terminal Market
- Canarsie Plaza
- Belt Parkway
- Gowanus Expressway

Transportation:



B47 (Ralph Ave/Foster Ave)



(Canarsie - Rockaway Pkwy)



LEASE PRICE:

UPON REQUEST

SALE PRICE:

UPON REQUEST

8282 FOSTER AVENUE, BROOKLYN, NY

BLOCK: 7961

LOT: 40, 43, 45, 47

ZONING: M1-1

For Information About This Property
Contact Exclusive Agents:

Nechama Liberow, Associate Broker
nliberow@pinnaclereny.com
718-778-6006



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Centrally located on the busy Foster Avenue corridor, minutes from Canarsie Plaza and Ralph Avenue, this single story commercial / retail building is available for lease.

This is a great opportunity for a retail establishment in a dense residential market with outstanding visibility from any direction.

IDEAL FOR:

- FITNESS CENTER
- PHARMACY
- AUTO SHOP
- MEDICAL CENTER
- BANK
- OFFICE
- RETAIL SHOP
- WAREHOUSE

NEIGHBORING TENANTS:





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RETAIL MAP





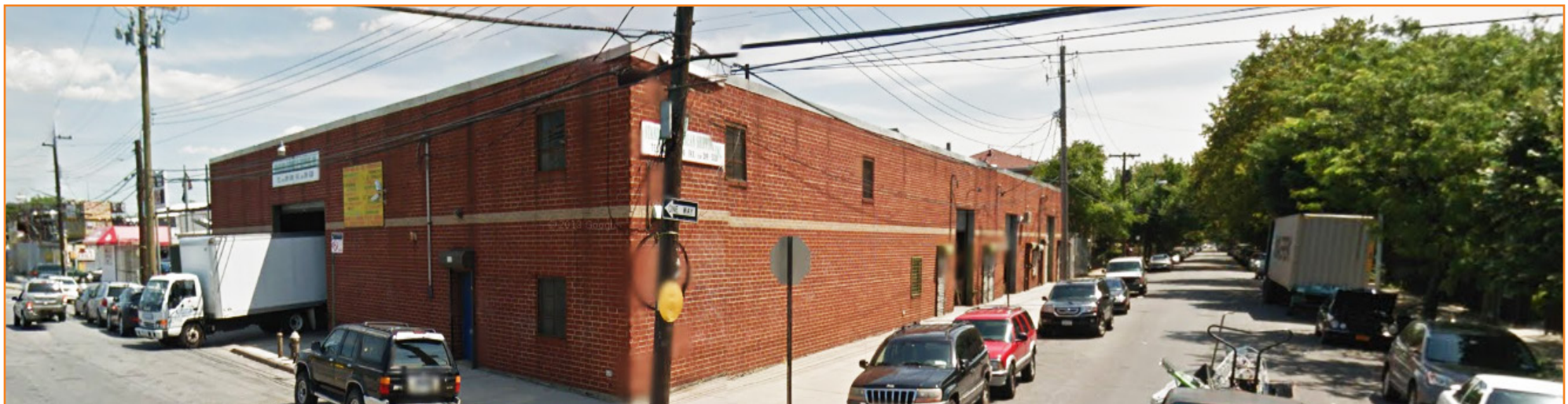
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EXTERIOR PHOTOS





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ARTIST CONCEPTUAL RENDERINGS





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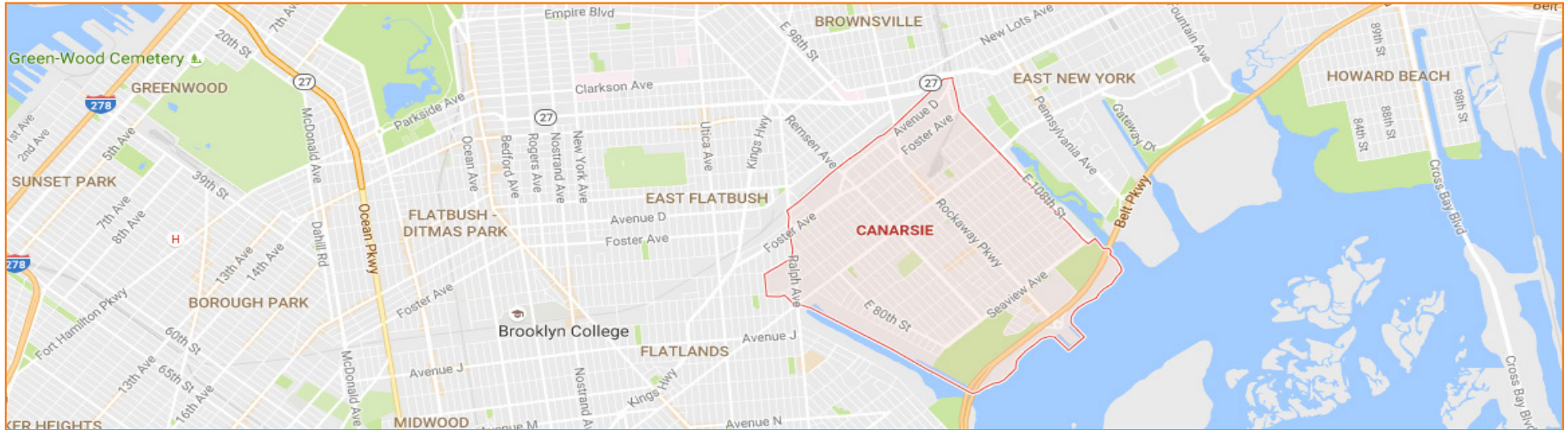
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CANARSIE - NEIGHBORHOOD INFO



Canarsie is a working and middle class residential and commercial neighborhood located in the southeastern portion of the borough of Brooklyn, New York.

Canarsie is bordered on the east by Fresh Creek Basin, East 108th Street and the BMT Canarsie Line (L Train); on the north by Linden Boulevard; on the West by Remsen Avenue to Ralph Avenue and the Paedegas Basin; and on the south by Jamaica Bay. It is adjacent to the East Flatbush, Flatlands, Mill Basin, Bergen Beach and East New York neighborhoods.

The principal roadways through Canarsie are Rockaway Parkway and Flatlands Avenue.

At the southeast end of Canarsie is Canarsie Pier on Jamaica Bay, a fishing spot and recreation area. The pier is part of Gateway National Recreation Area.

At the western end are mostly commercial warehouses and buildings. Canarsie has one-and-two family homes, although there are two large public housing developments, and a number of small apartment buildings scattered throughout the neighborhood.

The neighborhood has many parks, including a large one (over 100 acres) commonly referred to as Seaview Park.

On the eastern edge boasts waterfront along the Jamaica Bay, a bustling pier, large park spaces and the 42-acre salt marsh at the Fresh Creek Nature Preserve. Canarsie residents have easy access to bird watching, fishing and boating. While there are some apartment buildings in the northwestern part of Canarsie, it's predominantly single-and multi-family homes, giving the neighborhood a suburban atmosphere.