

BEDFORD-STUYVESANT, BROOKLYN

VACANT MIXED-USE BUILDING

EXCLUSIVE LISTING



**155 TOMPKINS AVENUE
BROOKLYN NY 11206**



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Investment Summary

ADDRESS: 155 TOMPKINS AVENUE, BROOKLYN NY 11206
BETWEEN WILLOUGHBY AVENUE AND HART STREET

DESCRIPTION: A VACANT THREE-STORY, WALK-UP MIXED-USE BUILDING
CONSISTING OF 4,800 SF OF DEVELOPMENT RIGHTS.

LOT SIZE: 20 X 80' **LOT AREA:** 1,600 SF

BUILT SIZE: 20' X 40' IRR **BUILT AREA:** 3,350 SF

ADD'L BUILDABLE SF: 1,450 SF **TOTAL BUILDABLE SF:** 4,800 SF

ZONING: C2-4/R6A **F.A.R:** 3.0

TOTAL ASSESSMENT: \$12,115 **BLOCK/LOT:** 1768/8

TAXES (14/15): \$1,716

PRICE: \$1,100,000 (\$229/BSF) ALL CASH

REMARKS: THE PROPERTY IS SUBJECT TO AN ENHANCED STAR- SCHOOL TAX
RELIEF (REDUCED \$609). LOCATED TWO BLOCKS FROM THE MYRTLE-
WILLOUGHBY AVES G TRAIN STATION.

