

# 537 COURT STREET CARROLL GARDENS, NY 11231

Townhouse & Court Street Mixed-Use  
Conversion Property



<b>ADDRESS:</b>	537 Court Street Brooklyn, NY 11231	
<b>LOCATION:</b>	On the southeast corner of Court and Garnett Streets	
<b>BLOCK / LOT:</b>	479 / 10, 110	
<b>LOT SIZE:</b>	21.5' x 100'	sq. ft. (approx.)(combined)
<b>ZONING:</b>	C4-2 / R6A	
<b>FAR:</b>	3.00	sq. ft. (approx.)
<b>LOT SIZE:</b>	2,150	sq. ft. (approx.)(combined)
<b>TOTAL BUILDABLE SF:</b>	6,450	sq. ft. (approx.)
<b>ASSESSMENT:(15/16)</b>	\$83,130	(combined)
<b>TAXES (15/16):</b>	\$8,882	(combined)

## PROPERTY DESCRIPTION:

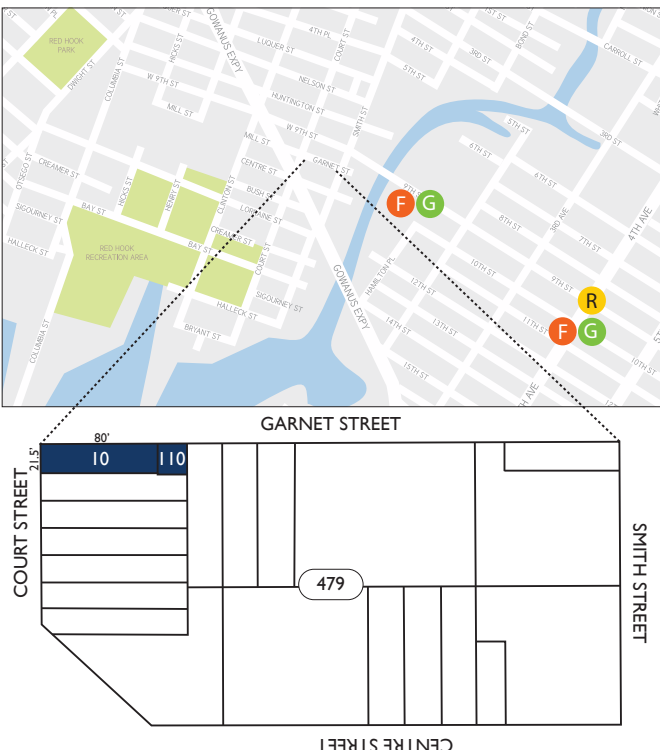
537 Court Street is a corner mixed-use building with a separate townhouse and separate parking spaces, located on the southeast corner of Court and Garnett Streets in Carroll Gardens. The subject is currently a three story mixed-use building, a two story townhouse and 2 parking spaces. The buildings are built to about half of their maximum buildable square footage. As such, current ownership has filed plans with DOB, and are working to approve an addition of a fourth floor and penthouse to the corner mixed-use building and an additional story on the townhouse. In total, the gross BSF is 6,700 square feet.

The subject properties are currently vacant and present the unique opportunity to own/operate the corner mixed-use building and/or the townhouse while controlling the other portion of the property as an investment. Furthermore, the property makes for a great condo conversion, with condo pricing reaching upwards of \$1,200 per square foot.

537 Court Street is located less than two blocks from the Smith/9th F & G subway lines. In addition the property is located nearby Carroll Gardens most desirable retail stretch which consists of Frankies Spuntino, Prime Meats and Buttermilk Channel. Lastly, the asset provides convenient access to the Brooklyn Queens Expressway and is minutes from the Brooklyn Battery Tunnel.

*For more information, please inquire within*

**ASKING PRICE:**  
**3,850,000**



## FOR MORE INFORMATION, PLEASE CONTACT:

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