

863 Saint Marks Avenue

Multi-Family Townhouse : Crown Heights

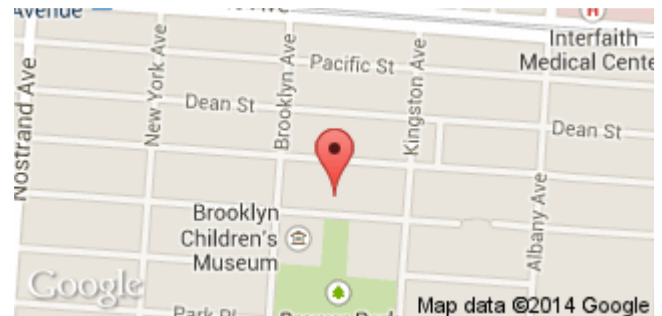


\$1,595,000

\$33,693 Annual RE Taxes

- 4 Units
- 5 Floors
- 20 Rooms
- 6 Baths

Lot Dimensions: 20'x150'58



Spectacular Condo Conversion Opportunity: This 4 family, 4 unit 20x57ft property on a 20x150ft lot is located on one of the best blocks in prime Crown Heights and includes a drive way with two (2) parking spots. Perfect for an investor looking to take advantage of the booming Brooklyn condo market or also works as a 4 unit rental with projected yearly income of \$138,000 and a 6% CAP RATE. The property is ideally located across the street from the Brooklyn Children's Museum and Brower Park with majestic limestone mansions lining the block. New construction built in 2005 with separate meters for all 4 units. Maximum buildable square footage of 5,700SF. Property is built 4,560SF. Available AIR Rights of 1,140SF. Condo sellouts in this area are projected at \$750-\$850/SF. Transportation is easily accessible with 2/3/4/5 trains at the Kingston stop on nearby Eastern Parkway. Delivered vacant. Email Brooke at brooke.safford@corcoran.com for projected rent roll and condo sell out set-up.

Brooke Safford

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