

605 Vanderbilt Avenue

Multi-Family Townhouse : Block & Lot 1145-0012 : Prospect Heights



\$1,899,000 (Approx. \$703 /Sq.Ft.)

- 3 Units
- 4 Floors
- 16 Rooms
- 3 Baths

Lot Dimensions: 1600
Bldg Sq. Footage: 2,700
Zoning: R7-1/C1-4



Amazing opportunity.....605 Vanderbilt Avenue located in the heart of the Landmarked Historical District of Prospect Heights is primed for the taking! This fully vacant Brownstone boasts hard wood flooring, high ceilings, decorative fireplaces , oversized windows and many other original details. Configured as a legal 3 family with a commercial overlay currently has 2 Floor through apartments and ground floor duplex with a full height basement that offers the flexibility for User and Investor Alike. With Commercial and Residential zoning the possibility of street retail is also an option. Additional FAR allow the possibility to add on up to approximately 3,700 more SF. Walk out your door and be right in the middle of it all..... shopping, dining, Arts, Prospect Park, Brooklyn Museum, Brooklyn Conservatory of Music, Botanical Gardens, BAM, Atlantic Yards and the new Barclays Center. Transportation (Q, B, 2, 3, and C trains).

Chris Cavorti *Licensed Associate RE Broker*
p. (718) 422-2526 Chris.Cavorti@Corcoran.com

Evan F. Church *Licensed Associate RE Broker*
p. (718) 422-2506 Evan.Church@corcoran.com

Marvin Chu *Licensed Associate RE Broker*
p. (718) 422-2588 MChu@Corcoran.com

All material herein is intended for information purposes only and has been completed from sources deemed reliable. Though information is believed to be correct, we do not guarantee its accuracy. It is presented subject to errors, omissions, changes, or withdrawal without notice. All zoning, square footage and uses must be independently verified