

THREE STORY TWO UNIT APARTMENT BUILDING FOR SALE
EXCELLENT DEVELOPMENT/USER OPPORTUNITY
2890 ATLANTIC AVENUE AKA: 201 JEROME STREET
BROOKLYN, NEW YORK

Location:	South east corner of Atlantic Avenue and Jerome Street		
Block:	3966		
Lot:	12		
Lot Size:	25' x 79'		
Building Size:	Basement:	25' x 79' = 1,975 sq. ft.	
	Ground Floor:	25' x 79' = 1,975 sq. ft.	
	2 nd Floor:	25' x 50' = 1,250 sq. ft.	
	3 rd Floor:	25' x 50' = 1,250 sq. ft.	
Stories:	Three (3) Plus Basement		
Gross Square Feet:	4,475 (Approximately) Above Grade		
Zoning: (FAR)	R8A (6.02) with a C2-4 Overlay (2.0) Height Limit 120'		
Total Buildable Sq. Ft:	11,889		
Total Available Air Rights:	7,414		
Assessment:	\$39,226 (24/25)		
Real Estate Taxes:	\$7,878.56		

Description: A 25' wide 2-unit three-story corner mixed-use building. The property has a store on the ground floor. The second floor is a vacant two-bedroom floor-through apartment. The third floor is also a two-bedroom floor-through apartment. The store is owner occupied and the upper floors are vacant. The building is delivered vacant.

The property is a **prime development opportunity**, the zoning allows an 11,889 square foot building to be built. The first floor can be a store, and the apartments can be above.

The building also makes a great **user opportunity**; a user can occupy the store and rent out the second and third floors for income.

The property has great commercial and residential exposure on a wide street. The building is four blocks away from Broadway Junction which gives access to the A, C, J and L trains.

ASKING PRICE: \$4,250,000

For Further Information or Inspection, Please Contact Sales Agent:
Kervin Vales (212) 396-8244

