

THREE STORY VACANT TWO UNIT BUILDING FOR SALE
EXCELLENT DEVELOPMENT/USER OPPORTUNITY
OPPORTUNITY ZONE
672 DECATUR STREET
BROOKLYN, NEW YORK

Location: South side of Decatur Street between Saratoga Avenue and Thomas S. Boyland Street

Block: 1506

Lot: 18

Lot Size: 19' x 100'

Building Size:	1 st Floort:	19' x 45' = 855
	2 nd Floor:	19' x 45' = 855
	3 rd Floor:	19' x 45' = 855

Stories: Three

Gross Square Feet: 2,565 (Approximately) Above Grade

Zoning: (FAR) R6 (2.2) Height Limit 55'

Total Buildable Square Feet: 4,180

Total Available Air Rights: 1,615

Assessment: \$29,132 (25/26)

Real Estate Taxes: \$5,780.68

Description: A 19' wide 2-unit three story building in need of gut renovation. The first and second floor is a three bedroom garden apartment. The third floor is a two-bedroom floor through apartment. The units have a full kitchen and bathroom along with a living/dining area. The property has 9' ceilings on all the floors and is individually metered for gas and electric.

The property is a prime **development opportunity**, a developer can renovate the building and convert it to a three or four family building. A **user** will like the property because they can live on the first floor and rent out the second and third floors. The property is located in an area that has a lot of development. The J & Z trains are on Chauncey Street & Broadway.

ASKING PRICE: \$1,250,000

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

:

