

**PRIME BEDFORD STUYVESANT BRICK BUILDING • REDEVELOPMENT DEAL ZONED R6A • DELIVERED WITH 4 UNITS VACANT**



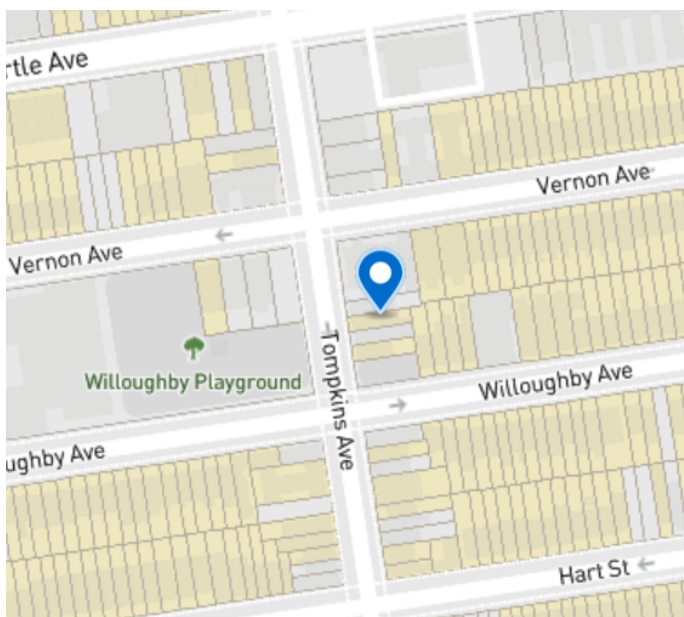
## 141 TOMPKINS AVENUE

BETWEEN VERNON AVENUE AND WILLOUGHBY AVENUE

- **Mixed-use three-unit building**
- Currently configured as six residential units with front and rear apartments
- **Legal use consists of two residential units and one commercial space**
- **Potential conversion to a legal four-unit building with ground-floor retail**
- **R6A, C2-4 zoning**
- 1.41 FAR currently utilized
- **Approx. 2,767 SF of additional buildable area available**
- **Potential redevelopment opportunity for up to nine residential units utilizing available air rights (subject to architect review and approvals)**
- **Potential mix of seven free-market apartments and two inclusionary housing units**
- **Buyers should conduct their own due diligence regarding legal use, configuration, zoning, and future development potential**
- **Delivered with 4 of 6 residential units vacant**
- **Remaining occupied units are month-to-month**
- Five one-bedroom apartments and one studio apartment
- **Large rear yard**
- **Approx. 2,451 SF existing building**
- Building dimensions: 20.42' x 40'
- Lot dimensions: 20.42' x 85'
- **Lot size: 1,740 SF**
- Three-story brick building
- **Prime Bed-Stuy location**
- Close to Myrtle Avenue retail corridor
- **Convenient access to the J, M & Z trains**
- **Excellent owner-user, value-add, or redevelopment opportunity**
- Landlord currently pays all utilities
- **Significant free-market upside with approximately 2,767 SF of unused development rights**

**LICENSED BROKER & PRINCIPAL**  
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**\$1,650,000**



|                     |               |
|---------------------|---------------|
| BLOCK/LOT           | 01760-0005    |
| LOT DIMENSION       | 20.42' x 85'  |
| LOT SF              | 1,740         |
| STORIES             | 3             |
| UNITS               | 6             |
| YEAR BUILT          | 1931          |
| ZONING              | R6A, C2-4     |
| BUILDING DIMENSIONS | 20.42' x 40'  |
| BUILDING SF         | 2,451         |
| FAR                 | RES 3 / FAC 3 |