

MIXED-USE BUILDING FOR SALE

772 FLATBUSH AVENUE

BROOKLYN, NY 11226



COMMERCIAL
ACQUISITIONS
REALTY SERVICES



FOR MORE INFORMATION ON THIS PROPERTY PLEASE CALL OUR OFFICE: 718.517.8700

PROPERTY DETAILS

LOCATION INFO

BETWEEN CATON AVE & WOODRUFF AVE

LOT SIZE

20' X 136'

BUILDING SIZE

4,200 SF
1ST FLOOR: 20' X 100'
2ND-3RD FLOORS: 20' X 55'

AIR RIGHTS

6,680 SF

STORIES

3 + BASEMENT

ASKING PRICE

~~\$2,000,000~~ \$1,899,000

NEIGHBORHOOD

PROSPECT - LEFFERTS GARDENS

ANNUAL TAXES

\$24.738

BLOCK & LOT

05063-0050

ZONING

R7A, C2-4

FAR

4

COMMENTS

- 3 STORY MIXED-USE BUILDING
- 1ST FLOOR: STORE
- 2ND FLOOR: OFFICE
- 3RD FLOOR: APARTMENT
- WALKING DISTANCE TO PROSPECT PARK AND BOTANICAL GARDEN

TRANSPORTATION

B12

B16

B41

B49

B

Q

F

G

2

5

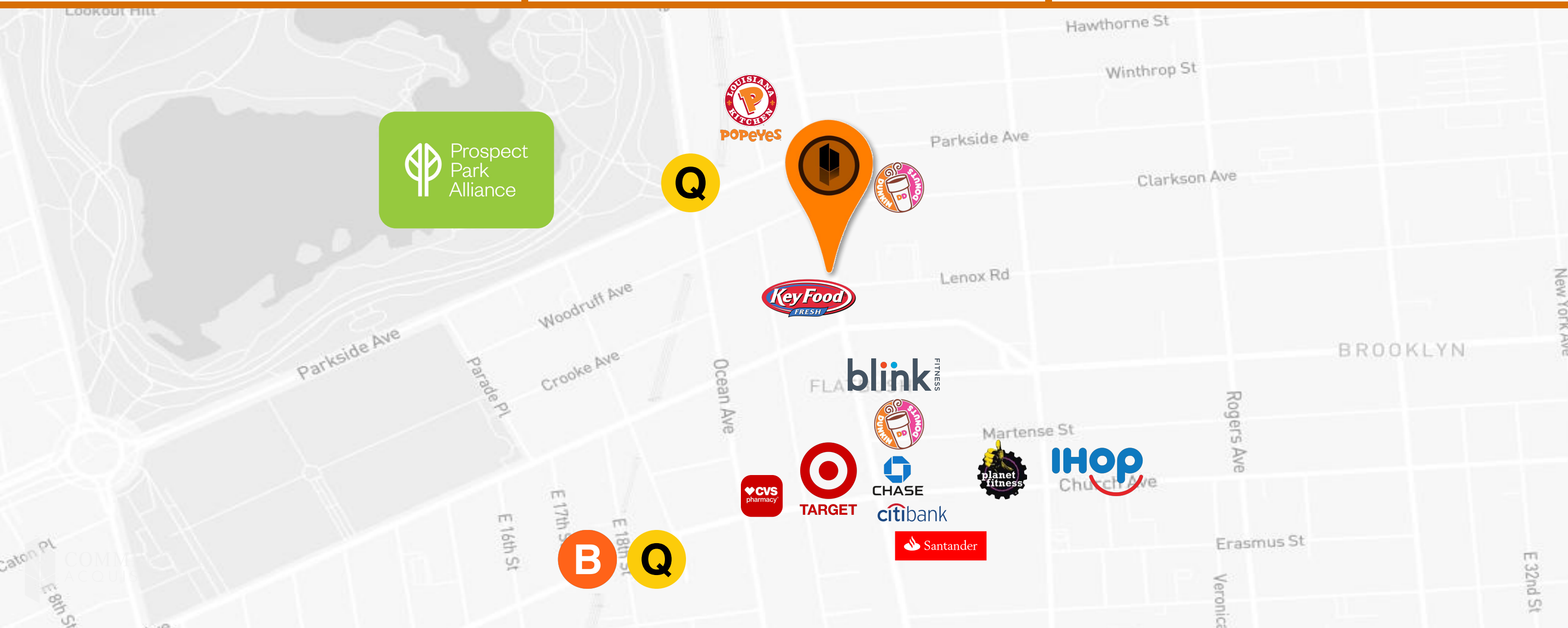
Walk Score
95

Transit Score
100

Bike Score
86

KEY NOTES

- ALL TENANTS MONTH - MONTH, NO LEASES IN PLACE
- TREMENDOUS UPSIDE OPPORTUNITY
- 4 NEW DEVELOPMENTS BOASTING OVER 450 RESIDENTIAL UNITS ON THE BLOCK



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B Form 04 (Rev. 4/85)

THE CITY OF NEW YORK



DEPARTMENT OF BUILDINGS CERTIFICATE OF OCCUPANCY

BOROUGH Brooklyn

DATE: MAR 13 1991

NO. 235810

ZONING DISTRICT (C1-3)

This certificate supersedes C.O. NO

THIS CERTIFIES that the new—altered—existing—building—premises located at

Block 5063 Lot 50

772 Flatbush Avenue

CONFORMS SUBSTANTIALLY TO THE APPROVED PLANS AND SPECIFICATIONS AND TO THE REQUIREMENTS OF ALL APPLICABLE LAWS, RULES, AND REGULATIONS FOR THE USES AND OCCUPANCIES SPECIFIED HEREIN.

PERMISSIBLE USE AND OCCUPANCY

STORY	LIVE LOAD LBS. PER SQ. FT.	MAXIMUM NO. OF PERSONS PERMITTED	ZONING DWELLING OR ROOMING UNITS	BUILDING CODE HABITABLE ROOMS	ZONING USE GROUP	BUILDING CODE OCCUPANCY GROUP	DESCRIPTION OF USE
Cellar	On Ground						Boiler Room and Storage
First	100	6			6		Store
Second	100	5			6		Three (3) Offices
Third	40		1	5	2		One (1) Family
				Old Code			

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CONTACT EXCLUSIVE BROKER



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FOR MORE INFORMATION ON THIS PROPERTY PLEASE CALL OUR OFFICE: 718.517.8700

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