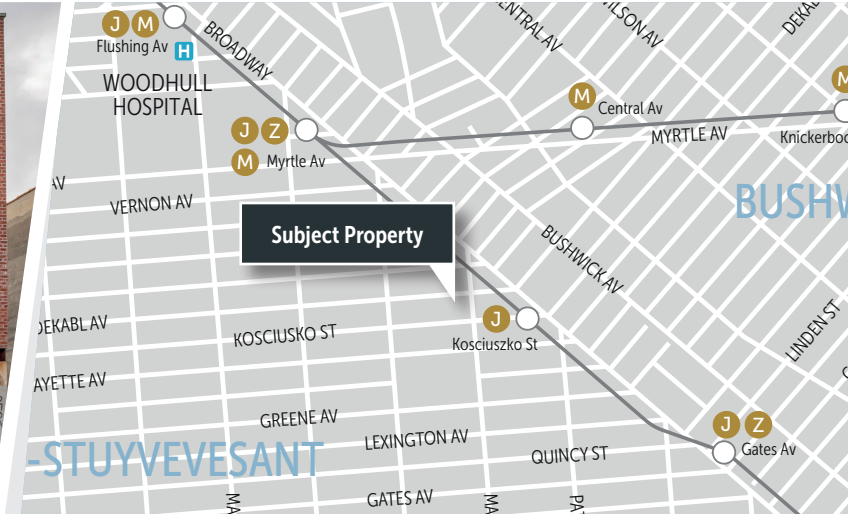


1072 DEKALB AVENUE, BROOKLYN, NY 11221

3 Story Mixed-Use Building | FOR SALE



2,633

Gross SF

3

Units

R6B

Zoning

BEDFORD-STUYVESANT

Location

PROPERTY INFORMATION

Block / Lot	1603 / 32
Lot Dimensions	19.5' x 100'
Lot Size	1,950 Sq. Ft. (Approx.)
Building Dimensions	1st Floor: 19.5' x 55' 2nd-3rd Floor: 19.5' x 40'
Stories	3
Residential Units	2
Commercial Units	1
Total Units	3
Building Size SF	2,633 Sq. Ft. (Approx.)
Zoning	R6B
FAR	2.00
Buildable Footage	3,900 Sq. Ft. (Approx.)
Air Rights	1,268
Assessment (20/21)	\$18,170
Real Estate Taxes (20/21)	\$3,846

PROPERTY DESCRIPTION

Ariel Property Advisors has been retained to sell the mixed-use property located at 1072 Dekalb Avenue in the Bedford Stuyvesant neighborhood of Brooklyn. The property consists of one store and two apartments above. Each Apartment has 2 bedrooms.

The size of the building is 19.5' x 40' and the store extends into the back yard an estimated extra 15 feet. The total building size is approximately 2,633 square feet. The zoning is R6B. The residential units have been renovated and each tenant pays for their own heat. All the mechanical systems and the roof are in good working order.

Transportation is in abundance. The property is positioned within 2 blocks of the Kosciuszko Street subway station serviced by the J train. The B46 bus is located at the end of the block on Malcolm X Blvd.

Shops, restaurants, laundromats and much more is located only two blocks away on Broadway. Across Malcolm X Avenue at 1080 Broadway Avenue is the Hotel RL Brooklyn, a newly constructed 70-room project. Additionally, right next to Hotel RL Brooklyn is a newly constructed hotel located at 1107 Dekalb that holds 122 rooms.

For more information and a marketing book, please contact our office.

ASKING PRICE: \$1,200,000

718.475.9800

arielpa.nyc

For More Information Please Contact Our Exclusive Sales Agents at **718.475.9800** | arielpa.nyc

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