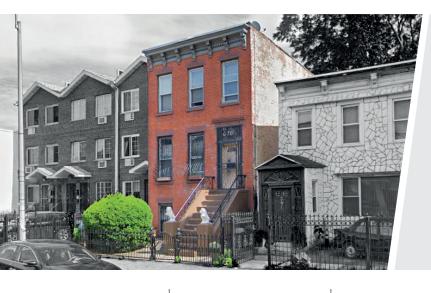
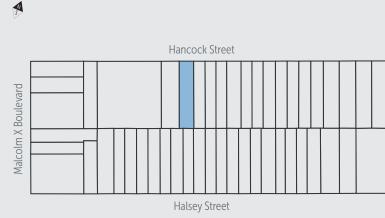
676 HANCOCK STREET, BROOKLYN, NY 11233

Vacant Multifamily Building with Air Rights | FOR SALE







BEDFORD-STUYVESANT

| 3 | |
|---------|--|
| Stories | |

2,660 Gross SF **2,256** Air Rights

PROPERTY INFORMATION

| Block / Lot | 1662 / 19 | |
|---------------------------|---------------|-------------------|
| Lot Dimensions | 24.58' x 100' | |
| Lot Size | 2,458 | Sq. Ft. (Approx.) |
| Building Dimensions | 20' x 53' | |
| Stories | 3 | |
| Units | 2 | |
| Building Size | 2,660 | Sq. Ft. (Approx.) |
| Zoning | R6B | |
| FAR | 2.00 | |
| Buildable Area | 4,916 | Sq. Ft. (Approx.) |
| Air Rights | 2,256 | Sq. Ft. (Approx.) |
| Assesment (18/19) | \$20,242 | |
| Real Estate Taxes (18/19) | \$4,234 | |
| | | |

PROPERTY DESCRIPTION

Location

Ariel Property Advisors presents 676 Hancock Street, a three-story, vacant multifamily building located on the south side of Hancock Street between Malcolm X Boulevard and Patchen Avenue in the Bedford-Stuyvesant neighborhood of Brooklyn.

The existing building encompasses 2,660 gross square feet. The lot measures 24.58' x 100' and R6B zoning (2.0 FAR) permits a total of 4,916 buildable square feet (as-of-right).

This asset presents an opportunity for a developer or owner-user to either renovate the as-is structure or utilize the additional air rights to convert the building into a larger multifamily building.

The property is located in the up and coming neighborhood of Bedford-Stuyvesant, just a few blocks away from the new Blink Fitness, a Key Food supermarket and other retail establishments. There are various new and trendy restaurants and coffee shops a couple blocks away on Gates Avenue. The Jackie Robinson Park Playground is also within a short walking distance. Transportation is in abundance with the Halsey stop on the J train a few blocks away as well as the Utica Avenue stop on the A and C a few blocks south on Fulton Street. The B46 bus stop is located around the corner on Malcolm X Boulevard.

For more information or to schedule a walk-through of the property, please contact our office.

ASKING PRICE: \$1,250,000

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

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Matthew L. Gillis x42 mgillis@arielpa.com James Meehan x80 jmeehan@arielpa.com 718.475.9800 arielpa.nyc

For Financing Info

Matthew Dzbanek x48 mdzbanek@arielpa.com

The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy but we do not guarantee the accuracy of any information, buildable from sources that we deem reliable. We have no reason to doubt its accuracy but we do not guarantee the accuracy of any information, buildable from sources that we deem reliable. We have no reason to doubt its accuracy but we do not guarantee the accuracy of any information, buildable from sources that we deem reliable. We have no reason to doubt its accuracy but we do not guarantee the accuracy of any information. The value of this prospective investment is dependent upon these estimates and assumptions made below, as well as the investment income, the tax bracket, and other factors witch your tax advisor and/or legal councel should evaluate. The prospective buyer should carefully errify each item of incomation contained herein. 8 May 2019 800 pm