

# 676 HANCOCK STREET, BROOKLYN, NY 11233

Vacant Multifamily Building with Air Rights | FOR SALE



**3**

Stories

**2,660**

Gross SF

**2,256**

Air Rights

**BEDFORD-STUYVESANT**

Location

## 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

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**

**718.475.9800**

arielpa.nyc

For More Information Please Contact Our Exclusive Sales Agents at **718.475.9800** | [arielpa.nyc](http://arielpa.nyc)

For Financing Info

**Jonathan Berman x20**  
jberman@arielpa.com

**Matthew L. Gillis x42**  
mgillis@arielpa.com

**James Meehan x80**  
jmeehan@arielpa.com

**Matthew Dzbaneck x48**  
mdzbaneck@arielpa.com