

EXCLUSIVE OFFERING



1957 Flatbush Avenue, Brooklyn, NY 11234

2-Story Mixed-Use Building | 4 Units | 2,712± SF | 18' of Avenue Frontage

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2-Story Mixed-Use Building | For Sale | Exclusive Offering



Flatbush

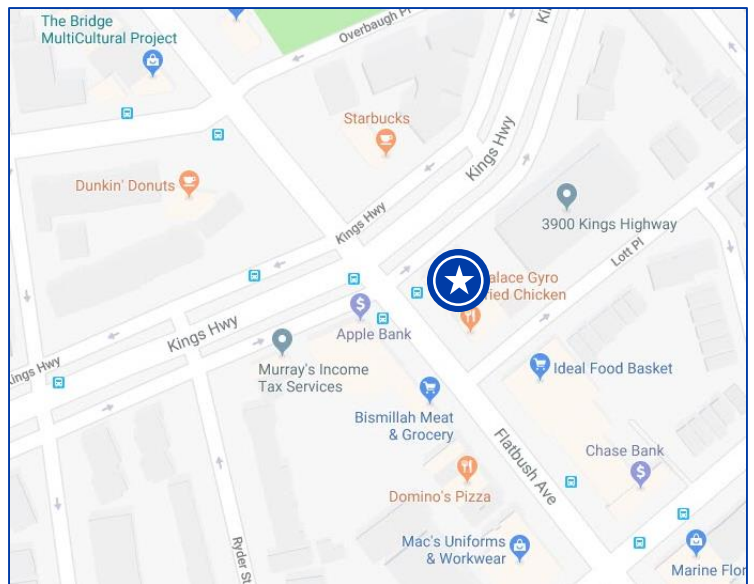
4 Units | 2,712± SF | 18' of Frontage

Besen & Associates, as exclusive agent for Ownership, is pleased to offer for sale 1957 Flatbush Avenue, Brooklyn, NY 11234 (the "Property").

Situated on the east side of Flatbush Avenue between Kings Highway and Lott Place, the 2,712± SF property is located just one mile south of the Brooklyn College–Flatbush Station on the [2, 5] subway and close to Mt. Sinai Brooklyn Hospital.

This 2-story mixed-use building contains two (2) residential units and two ground floor vacant units. The two 2nd floor apartments consist of one 1-bedroom/1 bath unit and one 2-bedroom/1 bath unit.

Address	1957 Flatbush Avenue
Neighborhood	Flatbush
Block / Lot	7820 / 49
Lot & Built Size	18' x 100' built 62'
Stories / Rentable Sq. Ft.	2-story / 3,500± RSF
Building Class	K4 (Retail + Other)
Building Layout	One 1-bedroom & one 2-bedroom + 2 offices
Zoning	R5, C1-2
FAR (built / allowed)	1.51/1.25
Assessment Value / Taxes (2018/2019)	\$161,640 / \$16,995



Asking Price: \$1,150,000 (5.7% Pro-Forma Cap rate)

For more information or a complimentary opinion of value, please contact:

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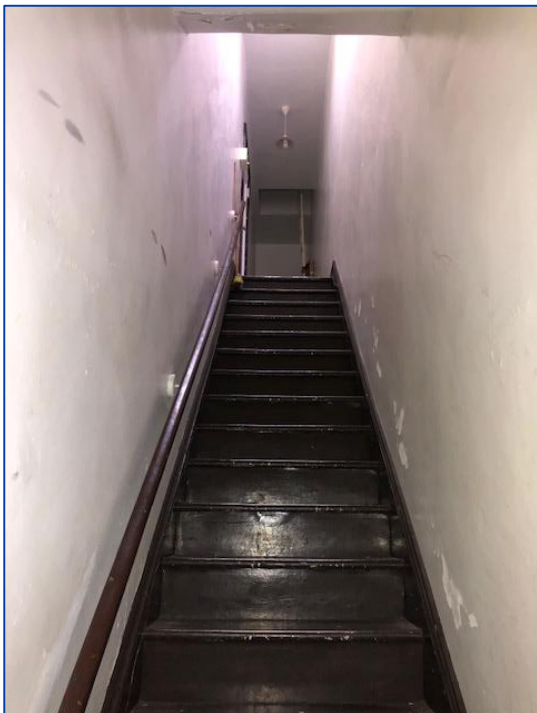
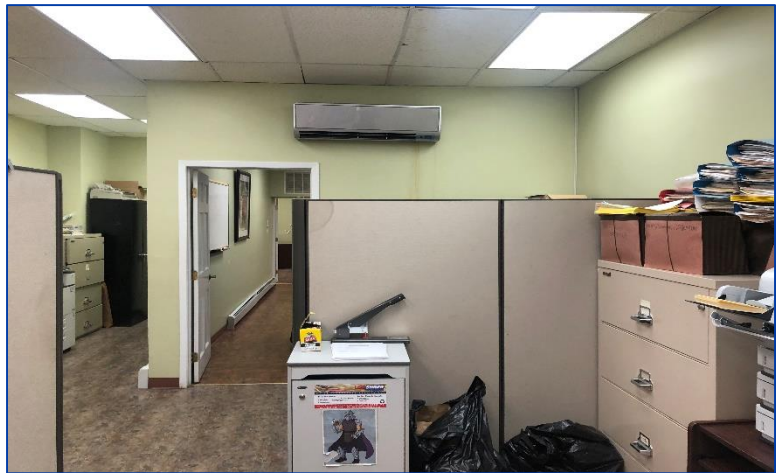
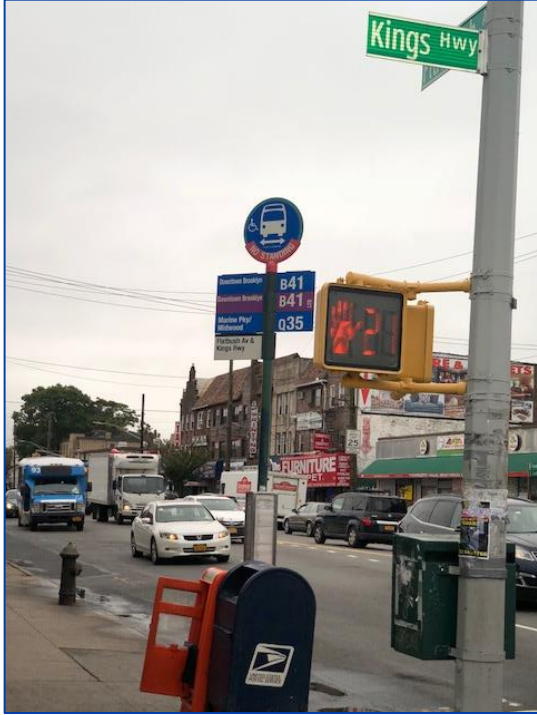
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PROPERTY PHOTOS



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BROOKLYN LOCATION MAP

