

850 Saint John's Place

PRIME REDEVELOPMENT OPPORTUNITY | VACANT MIXED-USE BUILDING | CROWN HEIGHTS

PRIME CROWN HEIGHTS LOCATION REDEVELOPMENT OPPORTUNITY

850 Saint John's Place offers an investor or developer a rare opportunity to acquire a vacant 3,080 square foot mixed-use building with significant value-add potential - the building will require a full gut renovation or redevelopment.

There are excess air rights of 2,785 square feet with a total buildable square footage of 5,865. The adjacent building was redeveloped into a five-story boutique condo building, completed in 2020 and completely sold out.

The property is located in the burgeoning neighborhood of Crown Heights, Brooklyn, only two blocks from the [2,3,4,5] trains at Nostrand Avenue. Contact exclusive agents for more information.



Asking Price

\$1,350,000

PROPERTY INFORMATION

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|------------------------|--|
| CROSS STREETS | South side of St. John's Place between Nostrand Avenue & New York Avenue |
| BLOCK / LOT | 1255 / 6 |
| BUILDING CLASS | S2: 2-Family with 1 Store |
| LOT/BUILT DIMENSIONS | 20' x 97.75' Built: 20' x 97' EXT |
| BUILDING SIZE (SF) | 3,080 |
| YEAR BUILT | 1901 |
| STORIES | 2 + Basement |
| ZONING | R6A / C2-4 |
| FAR | 3.0 Residential / 2.0 Commercial |
| TOTAL BUILDABLE SF | 5,865 |
| TAX ASSESSMENT (24/25) | \$29,855 |
| TAX CLASS | 1 |
| TAXES (24/25) | \$5,996 |

- 100% VACANT MIXED-USE BUILDING
- IDEAL DEVELOPMENT / REDEVELOPMENT OPPORTUNITY
- PRIME CROWN HEIGHTS LOCATION
- 5,865 BUILDABLE SQUARE FEET – R6A / C2-4 ZONING
- LOW TAXES (TAX CLASS 1)
- LOCATED 2 BLOCKS TO THE [2,3,4,5] TRAINS AT NOSTRAND AVENUE STATION



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