

# 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.

#### **PROPERTY INFORMATION**

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
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VICE PRESIDENT **INVESTMENT SALES** 

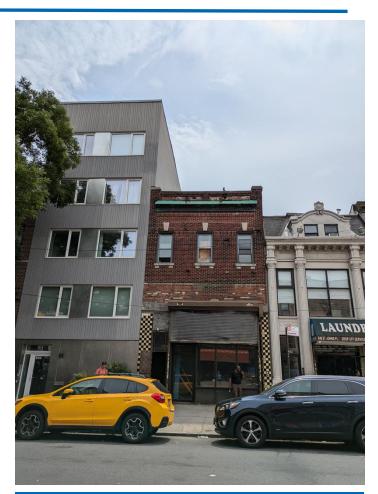
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VICE PRESIDENT INVESTMENT SALES

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## Asking Price \$1,350,000

- **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

#### NOSTAND AVENUE STATION

#### Abby Todd

ASSOCIATE **INVESTMENT SALES** 

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