



# 76 Montague Street

## Brooklyn Heights, Brooklyn

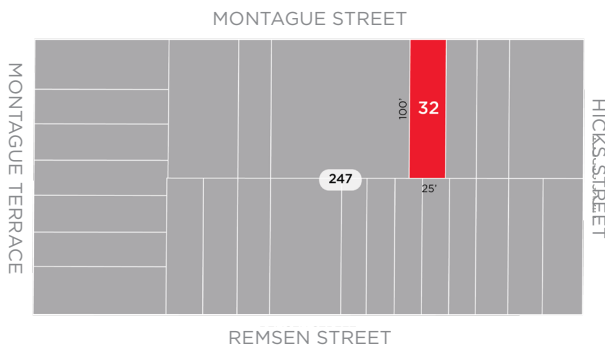
### 2-Story Commercial Building Delivered Vacant w/ Development Potential

FOR SALE

#### PROPERTY PHOTO



#### TAX LOT INFORMATION



#### PROPERTY INFORMATION

|                        |  |           |
|------------------------|--|-----------|
| Location:              | On the south side of Montague Street between Pierrepont Place and Hicks Street in Brooklyn Heights, Brooklyn, NY |           |
| Block:                 | 247 / 32   |           |
| Lot Dimensions:        | 25' x 100'   | (Approx.) |
| Lot Square Footage:    | 2,500  | (Approx.) |
| 1st Floor Dimensions:  | 25' x 92'  | (Approx.) |
| 2nd Floor Dimensions:  | 25' x 64'  | (Approx.) |
| Stories:               | 2  |           |
| Gross Square Footage:  | 3,900  | (Approx.) |
| Zoning:                | R6, C1-3   |           |
| Landmark:              | Yes  |           |
| Base FAR:              | 2.43   |           |
| Total BSF:             | 6,075  | (Approx.) |
| Existing SF:           | 3,900  | (Approx.) |
| Additional Air rights: | 2,175  | (Approx.) |
| Assessment (17/18):    | \$1,093,091  |           |
| Full Taxes (17/18):    | \$115,583  |           |

#### PROPERTY HIGHLIGHTS

Cushman & Wakefield has been retained on an exclusive basis to arrange the sale of 76 Montague Street, a 3,900 SF, 2-story commercial property with an additional 2,175 SF of air rights. The entire property will be delivered vacant. The asset is positioned as a unique investment, redevelopment, and/or user opportunity. In total, the property could be developed into an approximately 6,075 SF building consisting of retail and/or residential uses.

The property is located between Hicks Street and the entrance to the Brooklyn Heights Promenade on the south side of Montague Street. Montague Street is one of the borough's predominate retail corridors where rents demand upwards of \$125/SF. 76 Montague Street is also surrounded by several popular retailers, such as Kiehl's and Juice Press, in addition to popular attractions including the Brooklyn Bridge Park and the newly renovated Bossert Hotel. The property is conveniently located three blocks from the R, 2, 3, 4, & 5 subways and a short distance from the A, C, & F subways, providing a direct commute into Manhattan and connectivity throughout all of New York City.

76 Montague Street is an incredible opportunity for investors, developers, and users alike to secure an asset with significant upside in Brooklyn's most affluent neighborhood.

## ASKING PRICE: \$3,850,000

FOR MORE INFORMATION OR A COMPLIMENTARY OPINION OF VALUE, PLEASE CONTACT:

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