

MIXED-USE BUILDING WITH AIR RIGHTS



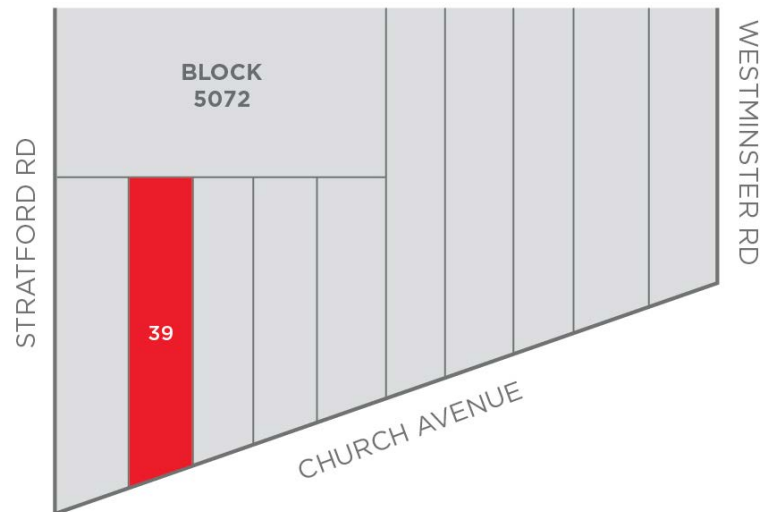
PROPERTY FEATURES

Location	The north side of Church Avenue between Stratford Road & Westminster Road		
Block / Lot	5072 / 39		
Lot Dimensions	21.17' x 99.33' (irregular)		
Lot Size	2,030 SF (irregular)		
Building Dimensions	21.17' x 99.33' (irregular)		
Gross Square Footage	2,975 SF (irregular)		
Stories	2 plus basement		
Units	1 retail, 1 residential		
Assessment (17/18)	\$ 26,496		
Taxes (17/18)	\$ 5,401		
Zoning	R6A/C2-4		
FAR	Residential	Commercial	Com. Facility
	3.0	2.0	3.0
Buildable Square Feet	6,090	4,060	6,090
Available Air Rights	3,115	1,085	3,115

All measurements, square footages and zoning information are approximate and should be independently verified.

PROPERTY DESCRIPTION

- 2-story mixed-use building with 1 occupied retail unit & 1 vacant apartment on the 2nd floor.
- 1st floor retail unit is leased to PawSitive Veterinary until March 31st, 2027 paying \$5,000/mo with an increase to \$5,500/mo on April 1st, 2021.
- Owner added a ground floor extension.
- 4 columns in cellar & 4 columns on ground floor to carry the load for the upper floors extensions.
- DOB approved plans to add 2nd floor extension plus gut renovation for front apartment.
- New split HVAC units installed
- R6A/C2-4 zoning has substantial air rights for development - approx. 3,115 buildable square feet.
- Take advantage of this rare opportunity to own on Church Avenue, one of Kensington's prime corridors with access to such retail as Rite Aid, Carvel, Walgreens, Astoria Federal Bank, Subway and Foodtown while recognizing all of the benefits of one of Brooklyn's maturing neighborhoods. Around the corner from Prospect Park.
- Nearby transportation includes the B & Q train station at Church Ave. & East 17th St. and the F & G train station at Church Ave. & McDonald Ave. Across the street and on the route of the B35 Bus stop.



ASKING PRICE

\$1,700,000

For more information or to arrange an inspection, please contact:

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