

Mixed Use – Brooklyn

75 St Marks Avenue, Brooklyn, NY 11217

Completely Vacant Mixed Use Building Just Off Flatbush Avenue

Prospect Heights & Park Slope Border



Property Information

Address: 75 St Marks Avenue
Brooklyn, NY 11217

Neighborhood: Prospect Heights

Cross Streets: Flatbush Ave & Carlton Ave

Block_Lot: 1143_91

Lot Size: 20 ft x 82.33 ft *irreg.*

Lot SF: 1,452

Building Information

Building Size: 20 ft x 62 ft

Building Class: S2

Zoning: R7A/C2-4/R6B

FAR: 2.00-4.00

Stories: 3

Total Units: 3

Gross SF: 3,720

Assessment (12/13): \$ 41,742

Annual Taxes (12/13): \$ 7,599 **Before Abatements*



TerraCRG has been retained to exclusively represent ownership in the sale of the mixed-use building located at 75 St Marks Avenue, just off Flatbush Avenue in the Prospect Heights neighborhood of Brooklyn.

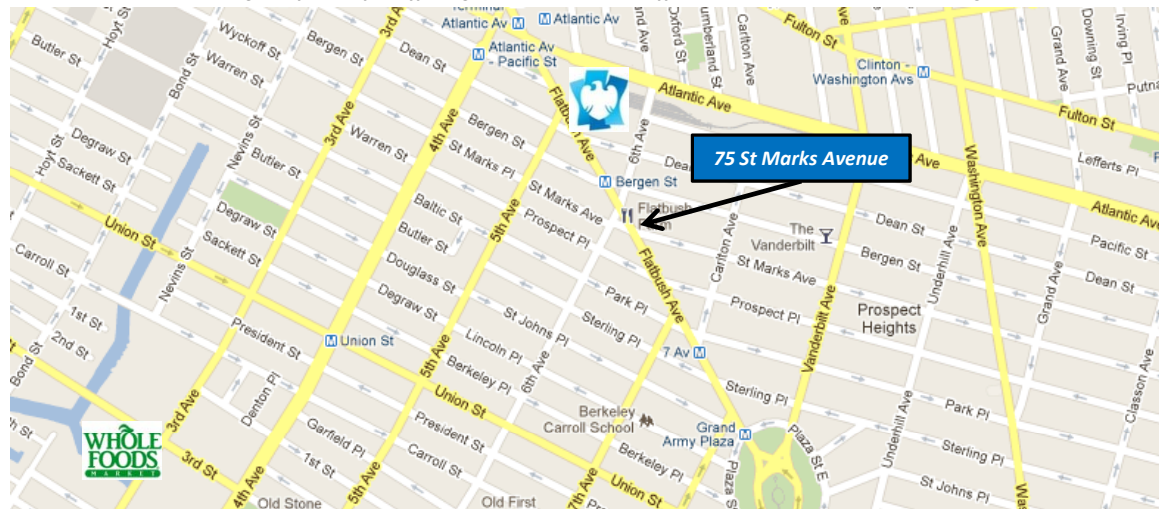
The property is only a short distance from the recently opened Barclays Center, which will welcome over 200 exciting sports and entertainment events a year. The property is also steps from Prospect Park, The Brooklyn Museum, Brooklyn Public Library and the Brooklyn Botanical Garden as well as Atlantic Mall and BAM.

The three story building has a footprint of 20 ft x 62 ft for a total of 3,720 SF. The property consists of two apartments, in need of a total gut renovation, and a ground floor retail space, including a basement with high ceilings. The building is located within the Prospect Heights Historic District.

Prospect Heights has seen tremendous transformation over the last decade with many condo developments, strong retail, and robust brownstone sales market that is rivaling neighboring Park Slope. In just a few years, Flatbush Avenue has been established as a true upscale retail destination.

The building is only one block from the 2, 3 Bergen Street subway station, and only three blocks from the Atlantic Terminal / Barclays Center with access to the D,N,R,B,Q,2,3,4,5 Trains plus the LIRR, making the commute in and out of Manhattan in under 15 minutes.

Please contact exclusive agents for the full offering memorandum. All offers should be submitted in writing to TerraCRG.



For More Information
Please Contact
Exclusive Agents:

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Asking Price
\$1,895,000

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The information provided herein has either been given to us by the owner of the property or was obtained from sources we deem reliable. We do not guarantee the accuracy of any information. All zoning, existing square feet of buildings, available buildable square feet, permitted uses and any other information provided herein must be independently verified. The value of any real estate investment is dependent upon a variety of factors including income, vacancy rates, expense estimates, tax brackets and general market assumptions, all of which should be evaluated by your tax advisor and/or legal counsel. Prospective buyer and tenants should carefully verify each item of information herein.