

Mixed-Use - Brooklyn

302 Malcolm X Blvd., Brooklyn, NY 11233

Mixed-Use Building (residential units delivered vacant)

Stuyvesant Heights



Property Information

Address: 302 Malcolm X Blvd
Brooklyn, NY 11233

Neighborhood: Bedford Stuyvesant

Cross Streets: MacDonough St & Decatur St

Block: 1676

Lot: 41

Lot Size: 16 ft x 86 ft

Lot SF: 1,376

Building Information

Building Size: 16 ft x 55 ft

Building Class: S2

Stories: 3

Residential Units: 3

Commercial Units: 1

Total Units: 4

Existing Gross SF: 2,640

Taxes (12/13): \$1,649



For More Information
Please Contact
Exclusive Agent:

Matthew Cosentino

Senior Associate
Investment Sales
mcosentino@terraccrg.com

(718) 395-1877

The mixed-use building located at 302 Malcolm X is now offered for sale. The property is located on Malcolm X between MacDonough Street and Decatur Street in the Stuyvesant Heights section of Bedford Stuyvesant.

The property contains 3 residential units and 1 ground floor retail space. The retail space is occupied by the highly acclaimed Liquid Oz café – one of the many new retailers opening in the area that have helped revitalize the neighborhood. The retail rent is \$1,750/month.

All 3 residential units will be delivered **Vacant**. There are 2 floor through residential apartments along with a studio apartment with backyard access. The residential units are in good condition.

The Stuyvesant Heights section of Bedford Stuyvesant contains some of the most beautiful brownstones and tree lined streets in all of New York. The property is conveniently located within close proximity to the Utica Avenue A & C subway station. Also, not only does the building have an outstanding retail tenant in the ground floor but it is located near many of the new cafes and bars opening in the area.

Please contact exclusive agents for more information and the full offering memorandum.



Asking Price
\$719,000

Terra CRG LLC | Licensed Real Estate Broker | 592 Pacific Street, Suite B, Brooklyn, NY 11217 | P: 718-768-6888 | F: 718-768-6288 | www.terraccrg.com

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.