

Live/Work – Brooklyn

87 Luquer Street, Brooklyn, NY 11231

Rare Live/Work Opportunity

Carroll Gardens

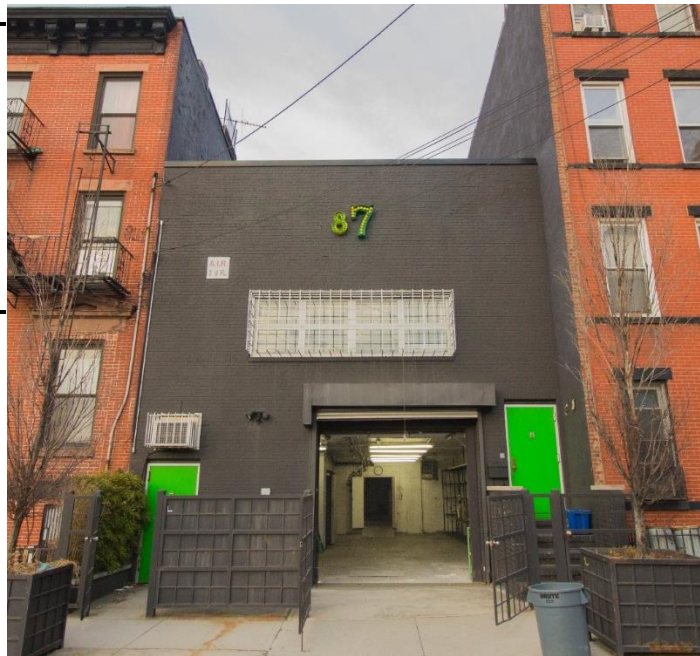


Property Information

Address:	87 Luquer Street Brooklyn, NY 11231
Neighborhood:	Carroll Gardens
Cross Streets:	Henry/Clinton St
Block-Lot:	373-50
Lot Size:	27.5 ft x 100 ft <i>slightly irreg.</i>
Lot SF:	2,768
Zoning:	R6B

Building Information

Building Class:	F9
Building Size:	27.5 ft x 100 ft <i>1st & 2nd Fl</i> 27.5 ft x 50 ft <i>3rd Fl</i>
Stories:	3
1st Floor SF:	2,750
2nd Floor SF:	2,750
3rd Floor SF:	1,375
Gross Building SF:	6,875
Assessment (17/18):	\$162,569
Taxes (17/18):	\$17,190
Taxes per SF:	\$2.50



For more information,
please contact Exclusive
Marketing Team

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TerraCRG has been retained to exclusively represent ownership in the sale of the live/work property located at 87 Luquer Street in Carroll Gardens.

This is a rare opportunity to own one of the most recognizable buildings in Carroll Gardens. The three-story, 6,875 SF building is currently built out and will be delivered vacant upon sale. The building benefits from a unique certificate of occupancy allowing for semi-industrial uses on the ground floor (Use Group 16), offices on the second floor (Use Group 6), and residential on the top floor. Under the current R6B zoning, the building can also be completely converted to residential use. The offering presents an exceptional opportunity for investors to capitalize on both the strong retail/office rents and the strength of the residential market, and users to capitalize on the ability to own live/work space in Brooklyn.

Carroll Gardens has experienced tremendous growth over the last decade. The neighborhood is home to some of the best public schools in Brooklyn along with numerous parks and playgrounds. Carroll Gardens is a dynamic and highly sought-after neighborhood for families and young professionals, making larger apartment and new townhouse developments very attractive to developers and buyers alike. 87 Luquer Street, situated between Henry and Clinton Streets, is just a few blocks from two amenity rich streets, Smith and Union, both lined with trendy bars, restaurants and shops.

The property is just a few blocks from the F & G subway lines at both Smith/9th Street and Carroll Street. The property is also easily accessible by vehicle, providing a quick commute to Manhattan via the Hugh L Carey Tunnel.



**Asking Price
\$3,000,000**

TerraCRG | 634 Dean Street | Brooklyn, NY 11238 | P: 718-768-6888 | terrarcg.com | Only Brooklyn®

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 by prospective purchasers. 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.