

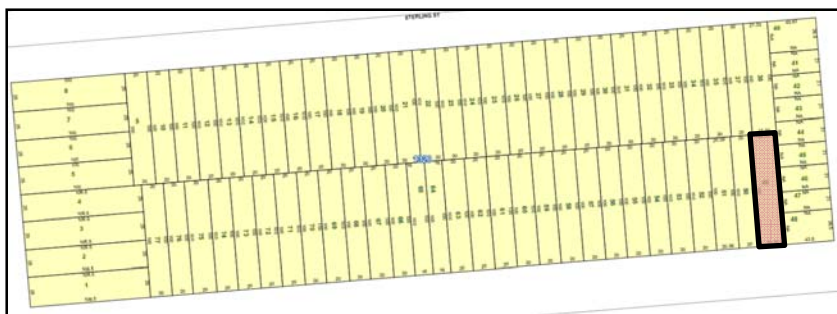
309 Lefferts Avenue

Crown Heights, Brooklyn, NY 11225

Multi-Family Building



Location: Between Rogers Ave & Nostrand Ave
Block: 1320
Lot: 49
Lot Size: 22' x 100' (Approx.)
Lot SF: 2,233 (Approx.)
Bldg Size: 20' x 55' (Approx.)
Bldg SF: 2,475 (Approx.)
Zoning: C1-3/R7-1
F.A.R.: 3.44
Air Rights: 5,207 sq. ft.
Assessment: \$21,312 (09/10)
Taxes: \$3,578 (09/10)



Property Description:

- 3 Story Walk-Up Three Family Building
- 3 two bedroom apartments
- Annual Rent Roll totals \$43,200.00 with room for upside
- Suitable for the owner/operator and investor
- Opportunity to add on up to an additional 5,207 square feet

Transportation:

- Easy access to Sterling St (2,5) & Prospect Park (B,Q,S) train stations
- Walking distance to the B49 on Rogers Ave & B44 on Nostrand Ave

Sale Price: \$575,000

For Further Information, Please Contact Exclusive Sales Team:

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