

Multifamily Conversion Property Near Barclay's Center

# 536 Bergen Street

PROSPECT HEIGHTS, BROOKLYN, NY 11217



<b>Address:</b>	536 Bergen Street, Brooklyn, NY 11217
<b>Location:</b>	The subject property is located on the south side of Bergen Street between Carlton and 6th
<b>Block / Lot:</b>	1143 / 39
<b>Lot Dimensions:</b>	27' x 100' (sq. ft. approx.)
<b>Building Dimensions:</b>	27' x 82' (sq. ft. approx.)
<b>Stories:</b>	3 Plus Basement
<b>Gross Square Footage:</b>	5,934 (sq. ft. approx.)
<b>Units:</b>	6
<b>Lot Square Footage:</b>	2,700 (sq. ft. approx.)
<b>Zoning:</b>	R6B
<b>FAR:</b>	2.00
<b>Assessment (13/14):</b>	\$ 65,419
<b>Taxes (13/14):</b>	\$ 8,599

### Description:

Massey Knakal Realty Services has been retained on an exclusive basis to arrange for the sale of a 6-unit multifamily building located at 536 Bergen Street between Carlton and 6<sup>th</sup> Avenues in Prospect Heights.

536 Bergen Street features 27' of frontage and consists of approximately 5,900 square feet. In total there are 6 residential units, consisting of 3 free market 2BR apartments and 3 rent stabilized 2BR apartments. There are preliminary plans to convert 2 of the vacant apartments into 4 units, thus creating an 8 unit multifamily. The 3 RS units average well below market at approximately \$15/SF. There is a full basement and bulkhead with roof access.

536 Bergen Street is located in the heart of one of New York City's most exciting and dynamic submarkets. The property is strategically located just two blocks from Atlantic Terminal and Barclay's Center, with access to over 10 train lines (2, 3, 4, 5, B, D, N, Q, R) and the Long Island Rail Road (LIRR), providing accessibility to virtually anywhere in New York City and a short 10 minute train ride to Downtown Manhattan.



**ASKING PRICE**  
**\$3,200,000**

For further information or inspection, please contact Exclusive Agents:

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The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy but we do not guarantee it. All zoning, buildable footages and uses must be independently verified. Vacancy factors used herein are an arbitrary percentage used only as an example. It does not necessarily relate to actual vacancy, if any. The value of this investment is dependent upon these estimates and assumptions made above, as well as the investment income, the tax bracket, and other factors which your tax advisor and/or legal counsel should evaluate. THE PROSPECTIVE BUYER SHOULD CAREFULLY VERIFY EACH ITEM OF INCOME, AND ALL OTHER INFORMATION HEREIN.

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[www.masseyknakal.com](http://www.masseyknakal.com)

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