

LUXURY MIXED-USE CONVERSION OPPORTUNITY IN PRIME NORTH BUSHWICK

815 Broadway, Bushwick, Brooklyn, NY 11206

**MASSEY
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Realty Services



Property Description:

815 Broadway is located on the northwest corner of Broadway and Ellery Street in the Bushwick neighborhood of Brooklyn. The subject property is a vacant 6-story, masonry, commercial building constructed c. 1927. The building contains approximately 52,500 gross square feet – including a full basement and a partial sub-basement. The offering includes a vacant 2,521 square foot lot (Lot 41), immediately north of the building. In addition, the property benefits from approximately 7,300 square feet of additional zoning floor area that has been transferred from neighboring 807-811 Broadway (Lot 3), and the property benefits from a light and air easement over the adjacent from Lot 3, as well.

Full construction plans have been developed to convert this commercial building into a 40 unit residential building on top of ground floor commercial space. The existing building has several physical features that make it an attractive conversion opportunity, including highly decorative masonry facade with many architectural limestone details. It also benefits from generous floor to ceiling heights of approximately 10'-16' and large window openings to take advantage of the abundance of natural light on this corner property.

The property is just two blocks from the Flushing Avenue J & M subway lines in prime north Bushwick.

PROPERTY INFORMATION

Location: The subject property is located on the northwest corner of Broadway and Ellery Street

Block / Lot: 3132 / 1,41

LOT #1 815 BROADWAY

Lot Dimensions: 55' x 157' (sq. ft. approx.)

Lot Square Footage: 8,580

Zoning: C4-3 (sq. ft. approx.)

Building Dimensions: 55' x 146'

Stories: 6 (sq. ft. approx.)

Building Square Footage: 42,640 (sq. ft. approx.)

Cellar Square Footage: 8,015 (sq. ft. approx.)

Sub-Cellar Square Footage: 1,838 (sq. ft. approx.)

Total Square Footage: 52,493

LOT #41 317 ELLERY STREET

Lot Dimensions: 25' x 100'

Lot Square Footage: 2,521

Zoning: C4-3

	Commercial	Residential
FAR:	3.40	2.43
Total BSF:	8,571	6,126
Purchased Air Rights (Lot #3):	7,300	7,300
Total Additional BSF:	15,871	13,426
Assessment (14/15):	\$1,429,099	(combined)
Taxes (14/15):	\$147,526	(combined)

NEIGHBORHOOD MAP



ASKING PRICE: Owner Requesting Proposals

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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