

**519 Barbey
Street, Brooklyn,
NY 11207**

- ❑ Development site in the East New York neighborhood of Brooklyn.
- ❑ Property consists of 2,344 buildable square feet.
- ❑ Property can build 3 unit building.
- ❑ Property is located near New Lots Avenue [2,3,4] Train Station.
- ❑ Property is also located near Van Siclen Avenue [A,C] Train Station.

PRICE: \$299,000



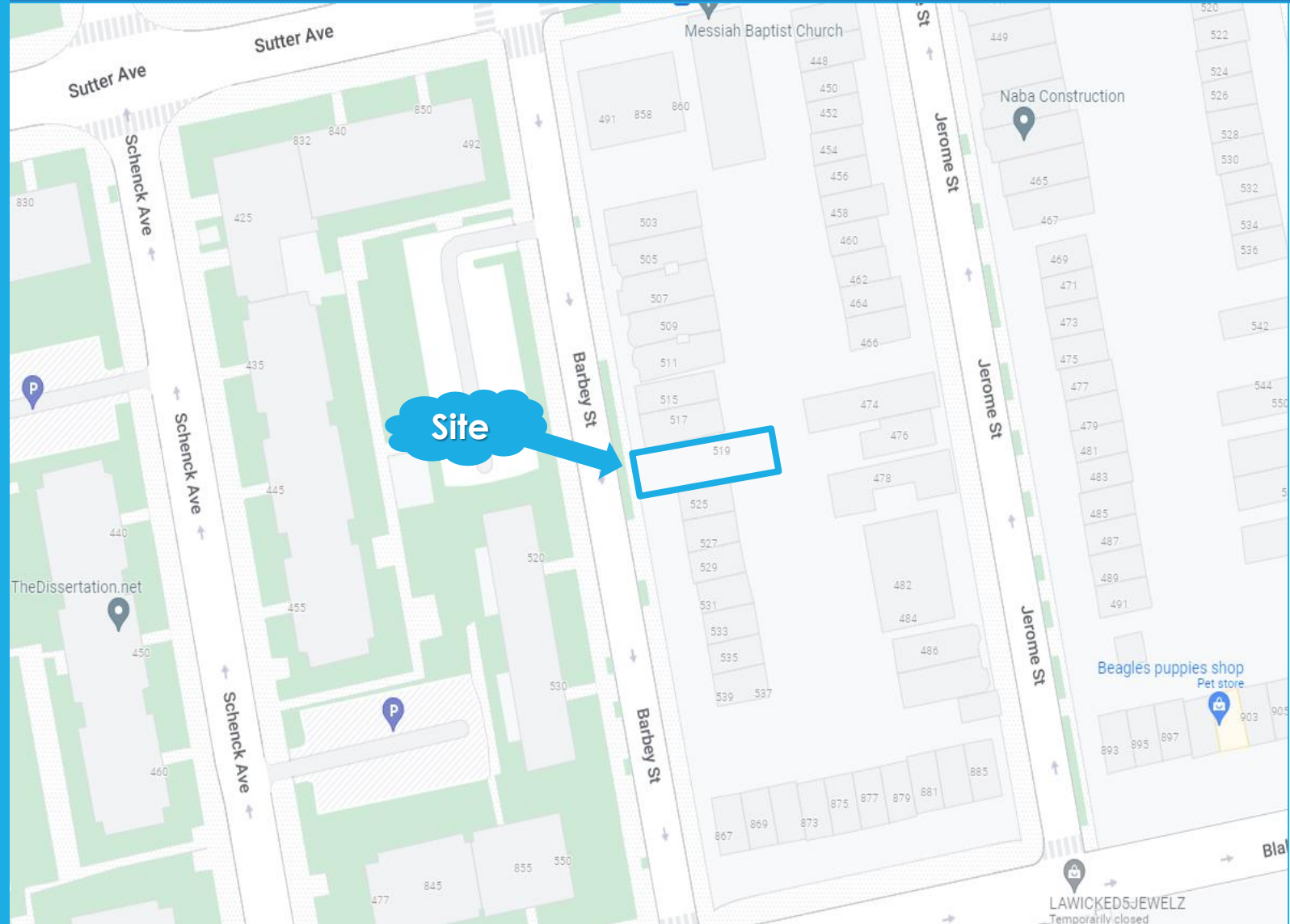
Investment Highlights

Asset CRG Advisors, LLC has been exclusively retained to market 519 Barbey Street, a development site for sale in the East New York neighborhood of Brooklyn.

The site is an 1,875 square foot lot consisting of 2,344 buildable square feet. The property is located between Blake Avenue & Sutter Avenue.

The property is well positioned with **great access to public transportation**, located near New Lots Avenue [2,3,4] & Van Siclen Avenue [A,C] train stations. The property is also located near multiple [B14] bus stations.

Ownership has set the **asking price at \$299,000.**



Financial Overview & Tax Map

Building Analysis

Address
519 Barbey Street
Brooklyn, NY 11207

Block/Lot
4045/12

Neighborhood
East New York

Cross Streets
Sutter Avenue & Blake Avenue

Asset Type
Development

Lot Size
18.75' x 100'

Lot SF
1,875 SF

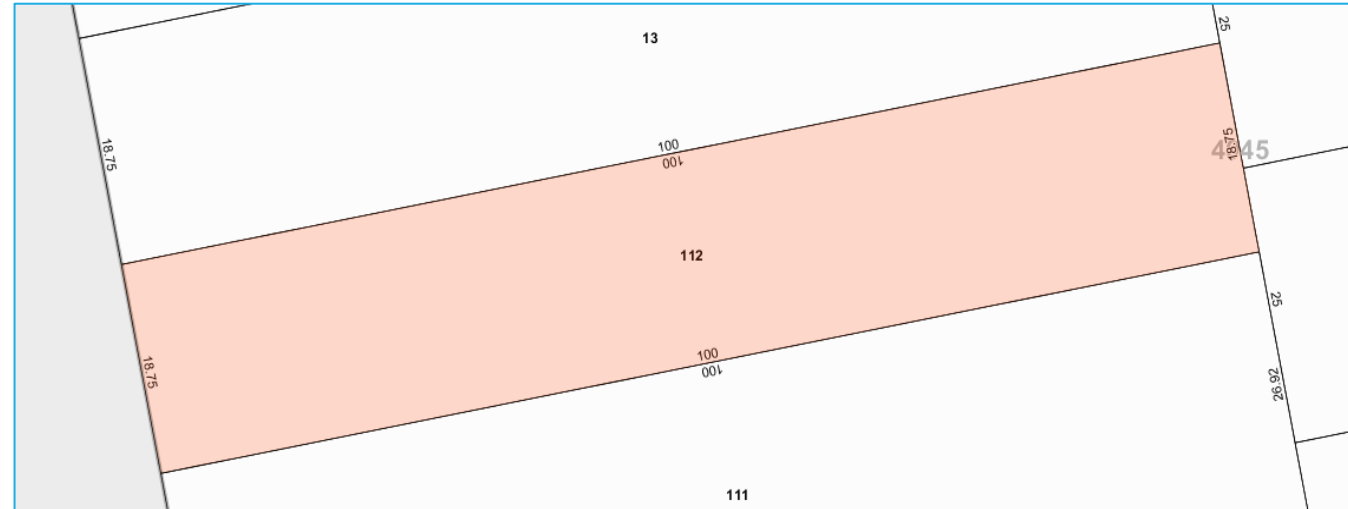
Zoning
R5

FAR
1.25

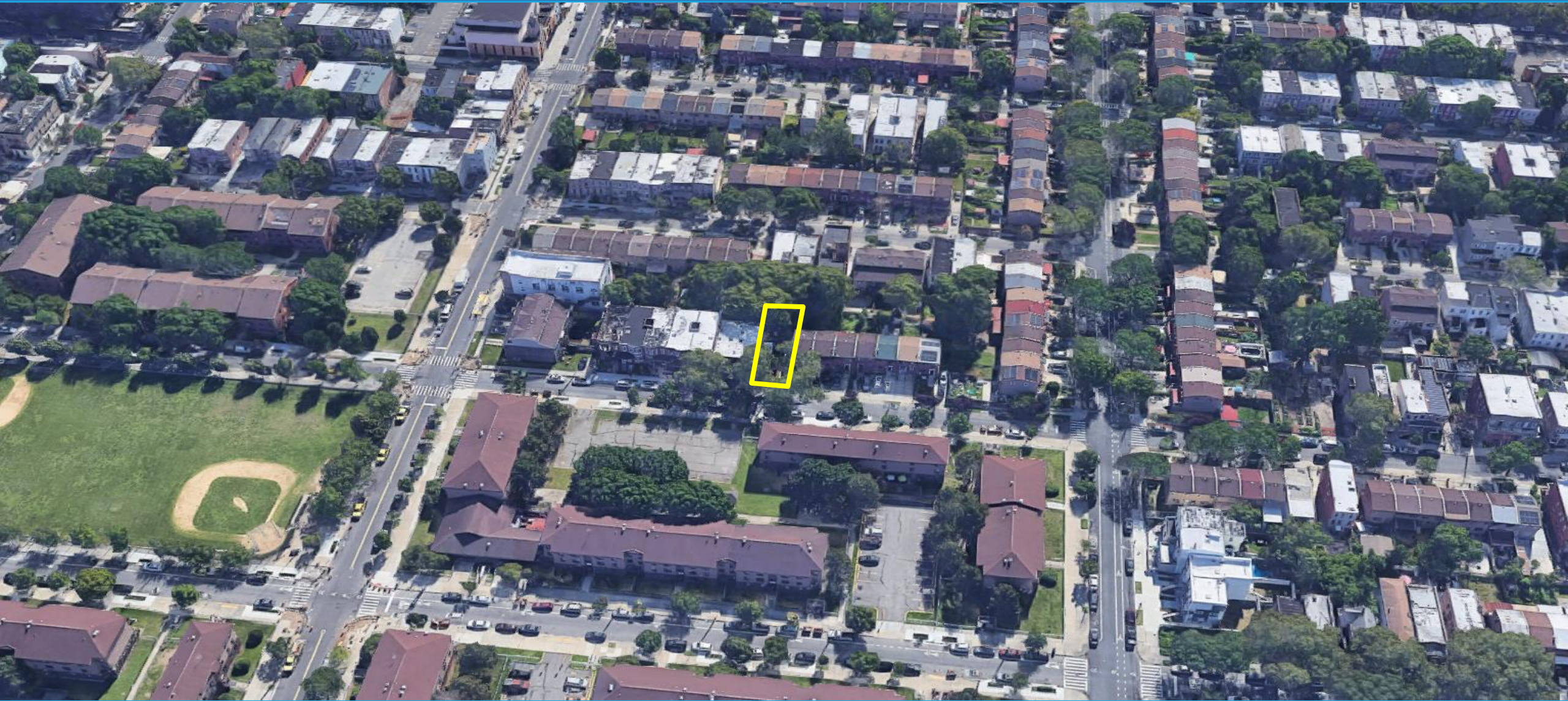
Buildable
2,344 SF

Taxes ('22)
\$445

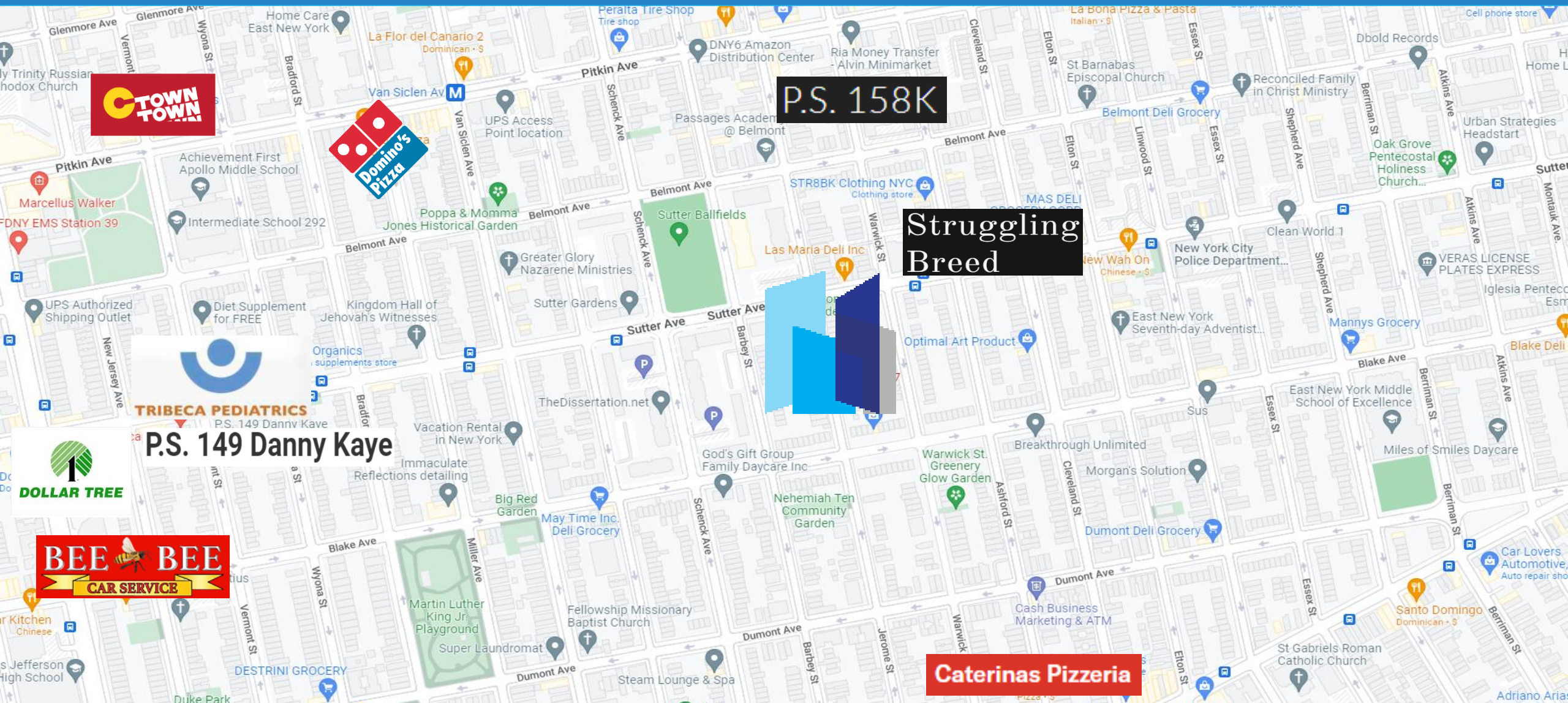
Tax Class
1B



Aerial View



Map



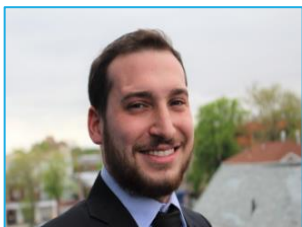
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Broker Cooperation is Welcome!