ASSET
CRG ADVISORS

530 St. Marks Avenue, Brooklyn, NY 11238

- Vacant lot in the Crown Heights neighborhood of Brooklyn.
- The lot consists of 3,469 square feet.
- Property consists of 11,968 residential development as of right or up to 15,957 buildable square feet via the Inclusionary Housing Bonus.
- Property has preliminary plans for an eight-story, 16-unit building.
- Property previously had MTA approval.
- Condo sell outs are between $1,100 to $1,200 in the neighborhood.
- Due diligence available upon request.
- Property is located near Franklin Avenue [C,S] Train Station.



PRICE: $1,950,000

PRICE PER BUILDABLE SQUARE FOOT: $163

INCLUSIONARY HOUSING BONUS: $122.20

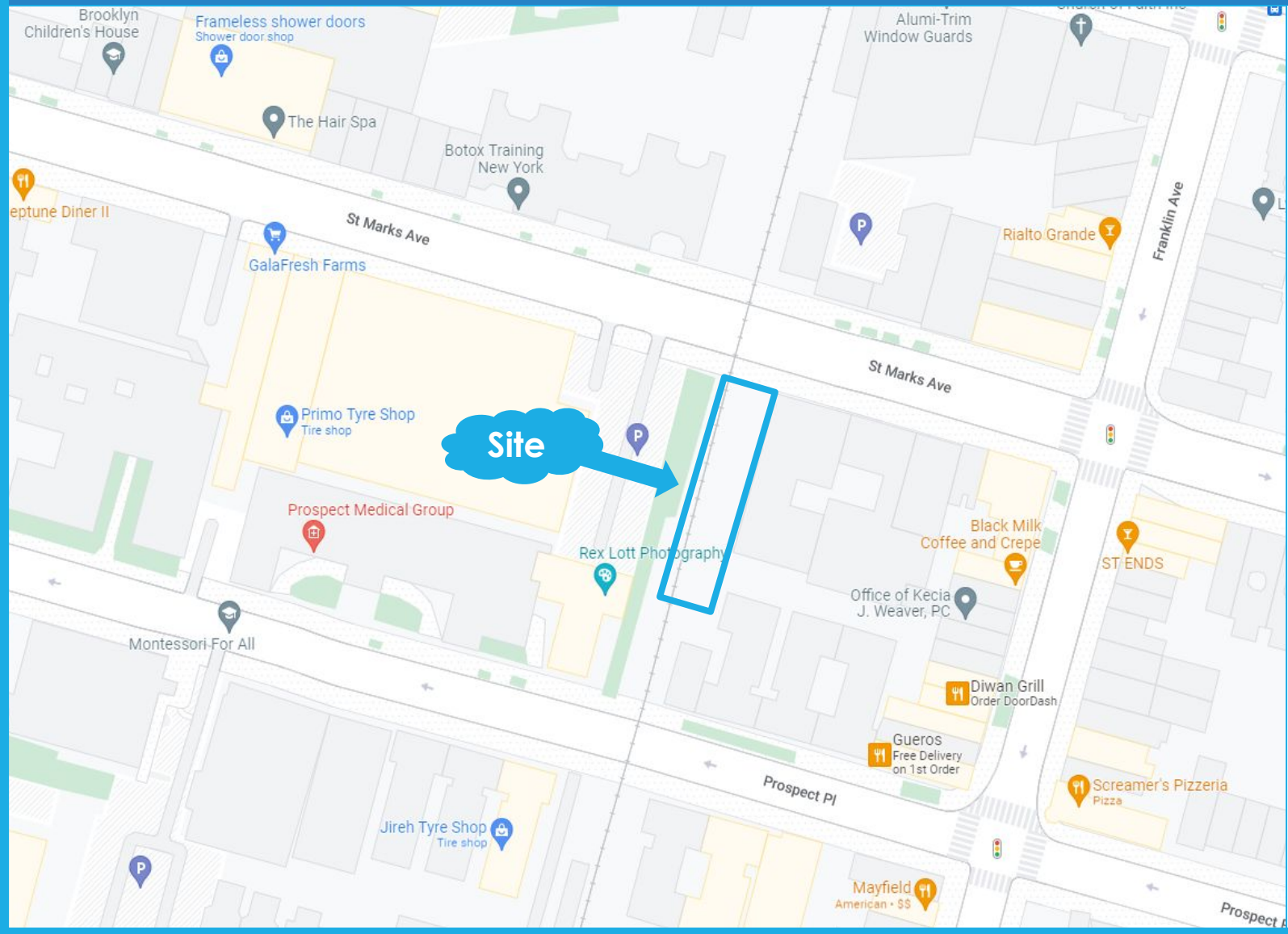
Investment Highlights

Asset CRG Advisors, LLC has been exclusively retained to market 530 St. Marks Avenue, a development opportunity for sale in the Crown Heights neighborhood of Brooklyn.

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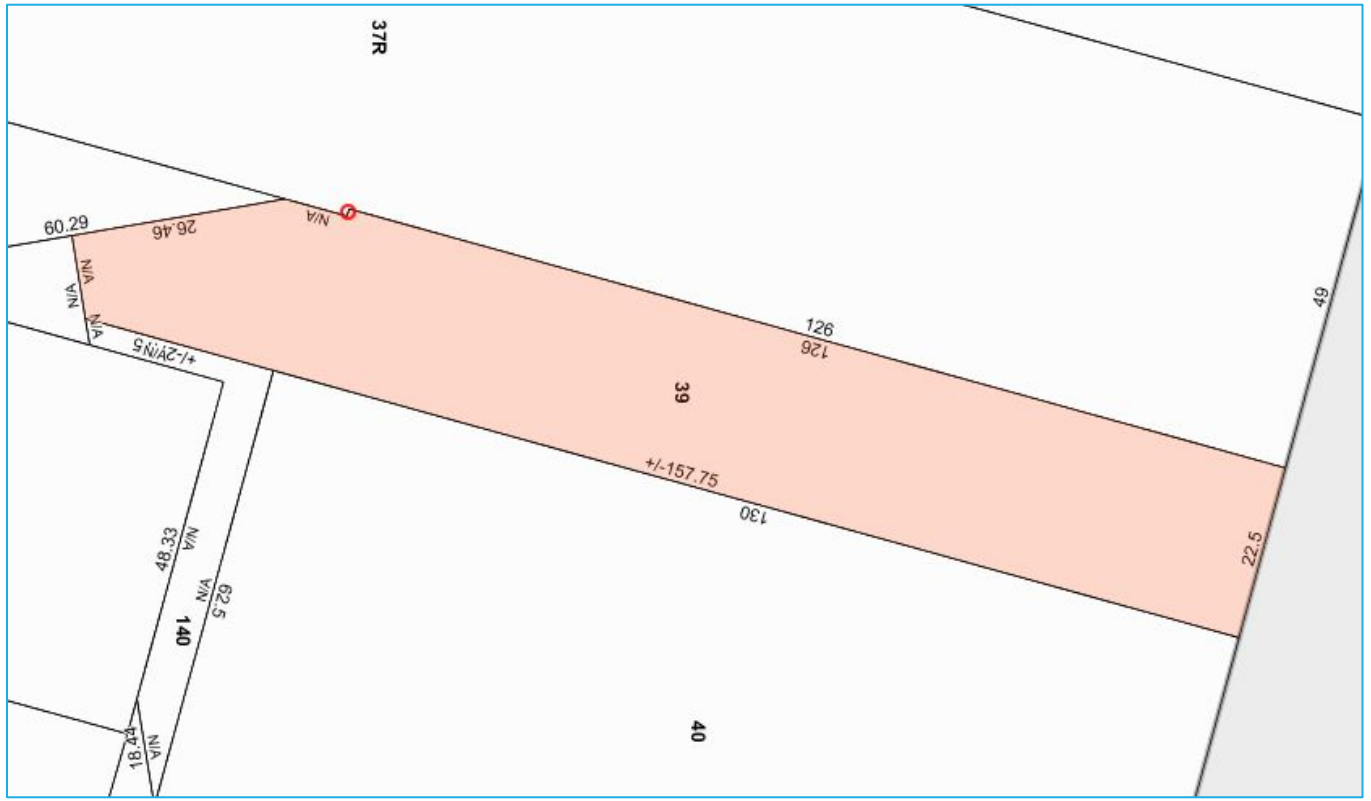
The property is well positioned with great access to public transportation, located near Park Place [S] Train Station. The property is also located near multiple [B48], [B49] bus stations.

Ownership has set the **asking price at $1,950,000,** which reflects a price per BSF of $163.



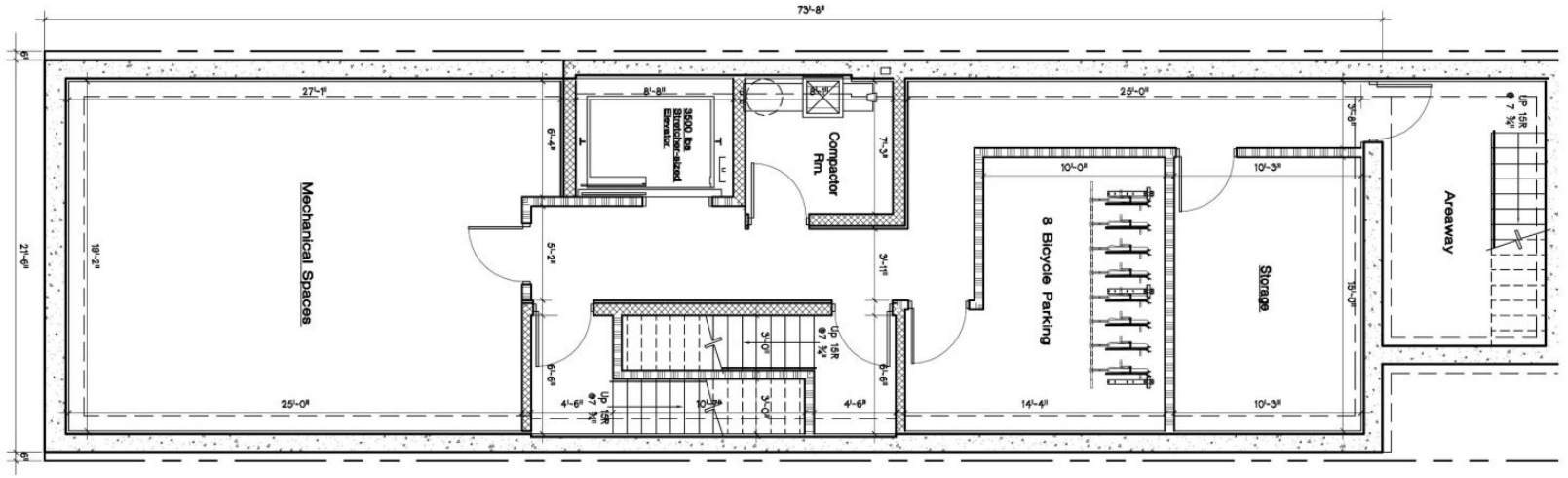
Financial Overview & Tax Map

Property Analysis	
Address	**530 St. Marks Avenue Brooklyn, NY 11238**
Block/Lot	1156/39
Neighborhood	Crown Heights
Cross Streets	Franklin Avenue & Classon Avenue
Asset Type	Development
Lot Size	22.5' x 157.75'
Lot SF	3,469 SF
Zoning	R7A
FAR (IH Bonus)	3.45 (4.60)
Buildable (IH Bonus)	11,968 (15,957) SF
Taxes ('23)	$3,287
Tax Class	1B

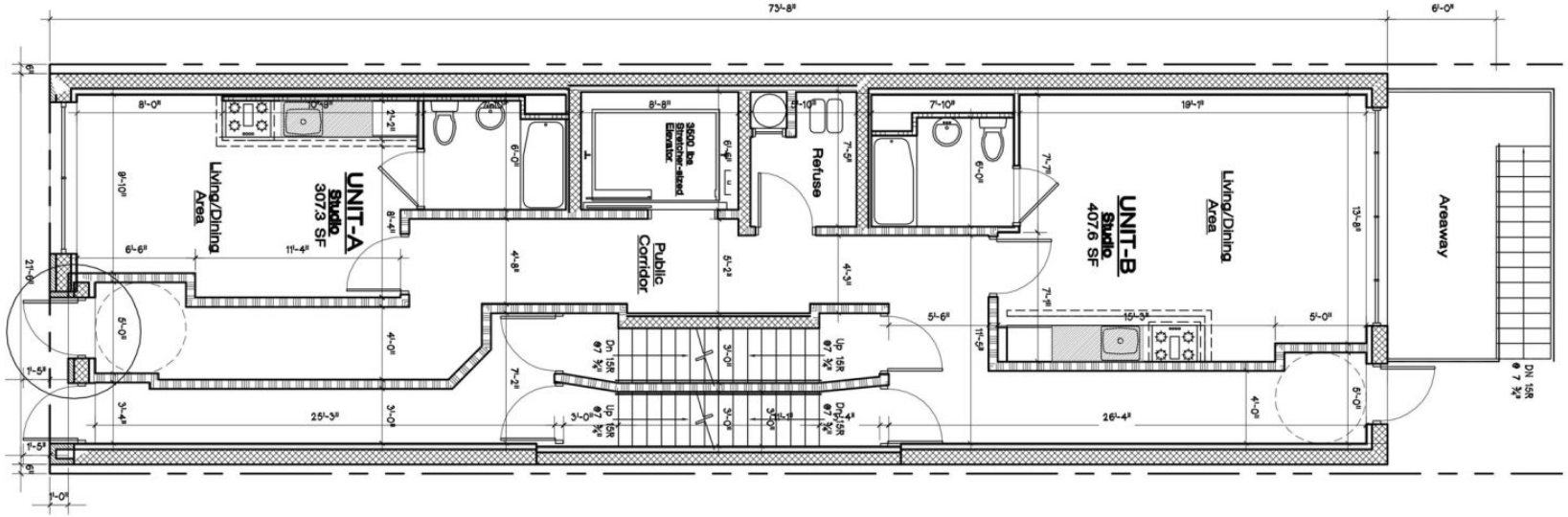


Preliminary Plans

CELLAR PLAN
PRELIMINARY LAYOUT
SCALE – N.T.S

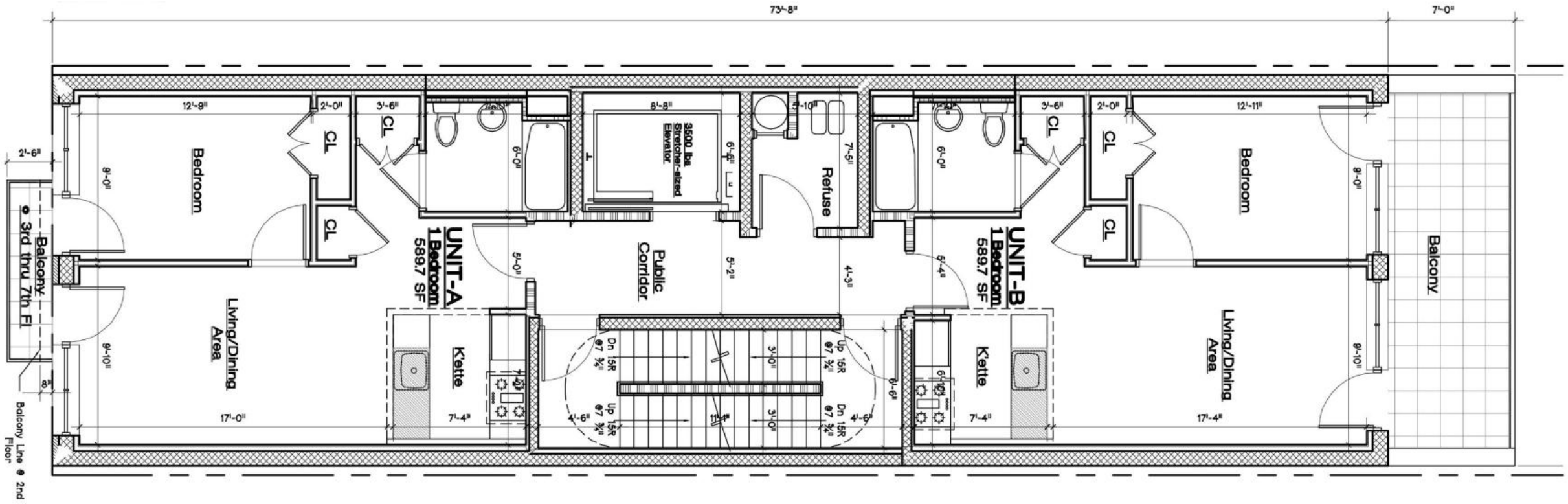


1ST FLOOR PLAN
PRELIMINARY LAYOUT
SCALE – N.T.S



Preliminary Plans (Continued)

2nd – 8th FLOOR PLAN
PRELIMINARY LAYOUT
SCALE – N.T.S



Map



530 St. Marks Avenue
Brooklyn, NY 11238

Presented by Asset CRG Advisors, LLC
A Full Service Commercial Real Estate Company

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PLEASE CONTACT EXCLUSIVE ADVISORS:



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Broker Cooperation is Welcome!