

438 Herkimer St, Brooklyn, NY 11213

- ❑ Development site in the Bedford-Stuyvesant neighborhood of Brooklyn.
- ❑ The property is mid-construction and was previously approved for a 6-story elevator building consisting of 8 condos.
- ❑ Approved plans are available upon request.
- ❑ Property is located near Kingston-Throop Aves [A,C] Subway Station.

PRICE: \$1,299,000

PPBSF: \$212.95

A photograph of a construction site for a building at 438 Herkimer St in Brooklyn. The site is enclosed by a green chain-link fence. A white sign on the fence reads '438 HERKIMER ST BROOKLYN NY', 'GN CONSTRUCTION INC.', and '347-280-9300'. The building under construction has a red steel frame with multiple levels. To the right is a brick building with a white window. In the foreground, there are graffiti-covered walls and a white car.

438 HERKIMER ST BROOKLYN NY
GN CONSTRUCTION INC.
347-280-9300
For more information, visit www.gnconstruction.com

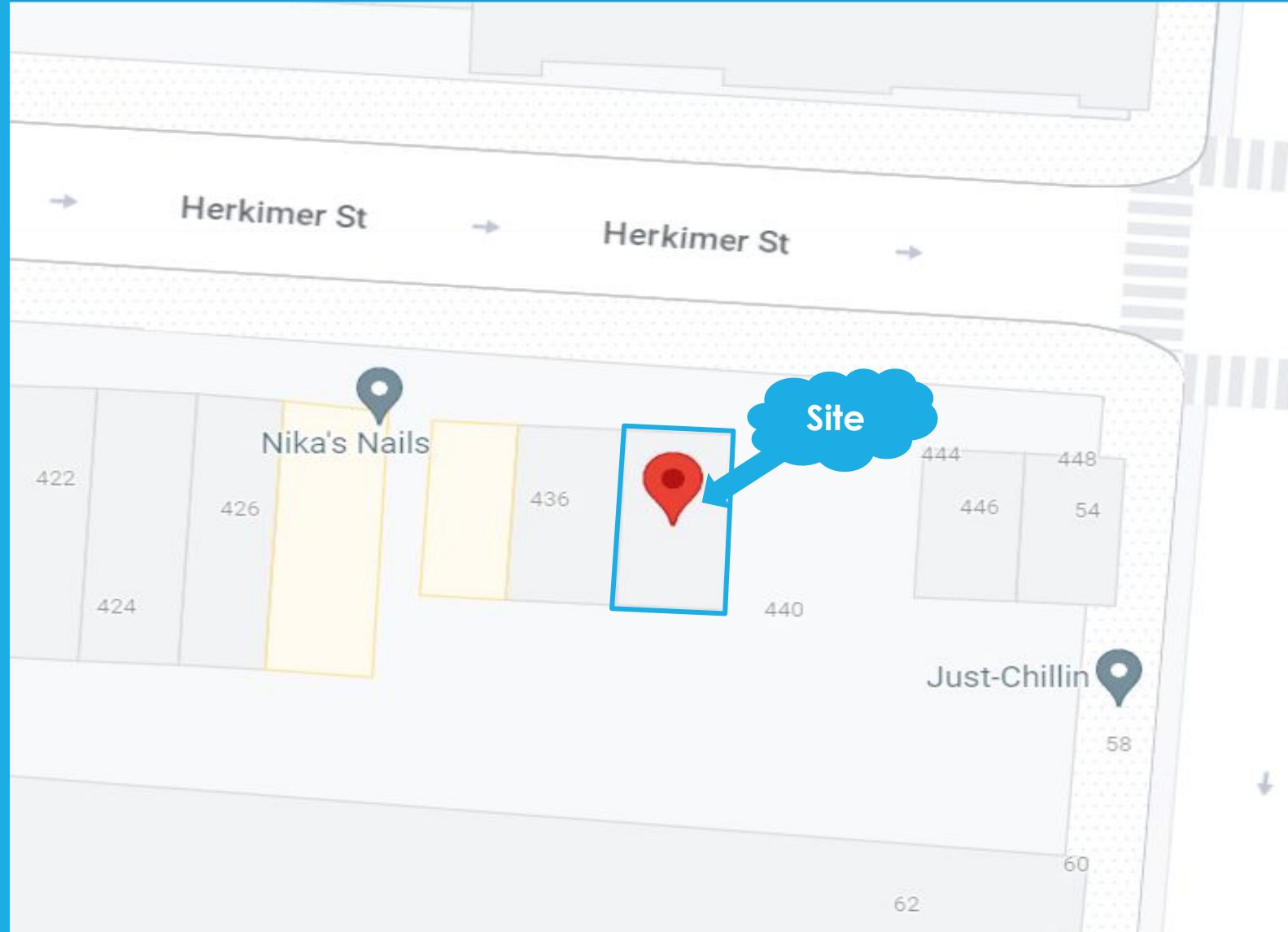
Investment Highlights

Asset CRG Advisors, LLC has been exclusively retained to market 438 Herkimer St is a development site located in the vibrant Bedford-Stuyvesant neighborhood of Brooklyn.

Currently in the mid-construction phase, this site was previously approved for a 6-story elevator building that would consist of 8 condominiums. The approved plans for this development are available upon request. The property is located between Albany Avenue & Kingston Avenue.

One of the major highlights of this property is its convenient location near the Kingston-Throop Aves [A,C] Subway Station, providing easy access to transportation options for residents.

Property has set the **asking price** at \$1,299,000.



Financial Overview & Tax Map

Building Analysis

Address 438 Herkimer St, Brooklyn, NY 11213

Block/Lot 1871/41

Neighborhood Bedford-Stuyvesant

Cross Streets Albany Avenue & Kingston Avenue

Asset Type Development

Number of Units 1

Lot Size 22' x 100'

Lot SF 2,200 SF

Building Size 22' x 58'

Projected Gross Building SF 8,376 SF

Number of Stories 6

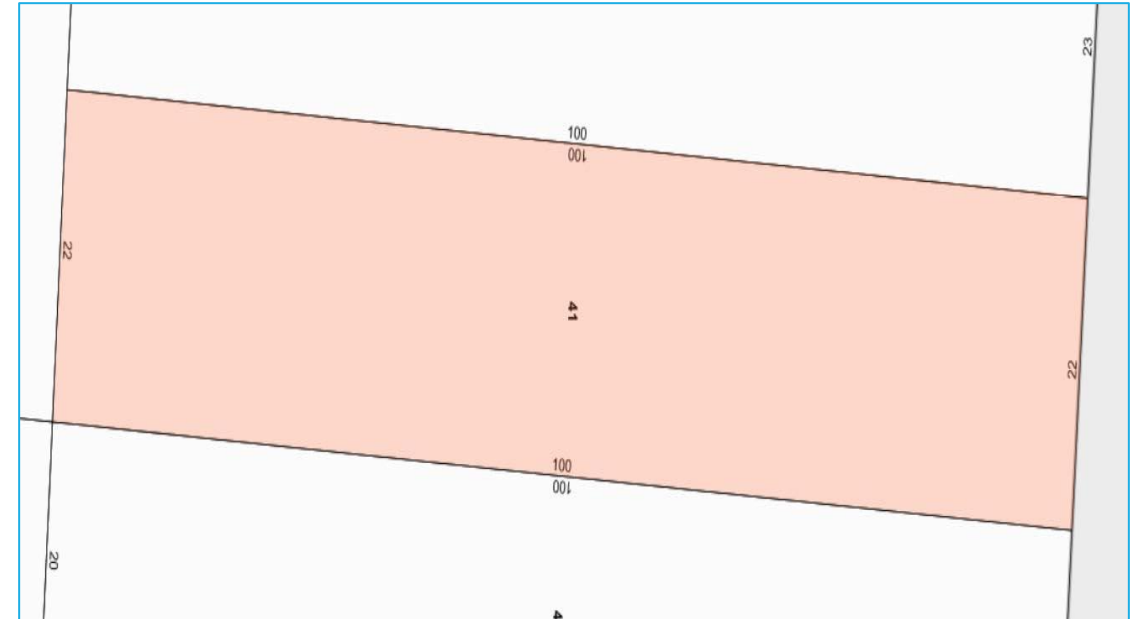
Zoning R6A

FAR (As Built) 3 (1.60)

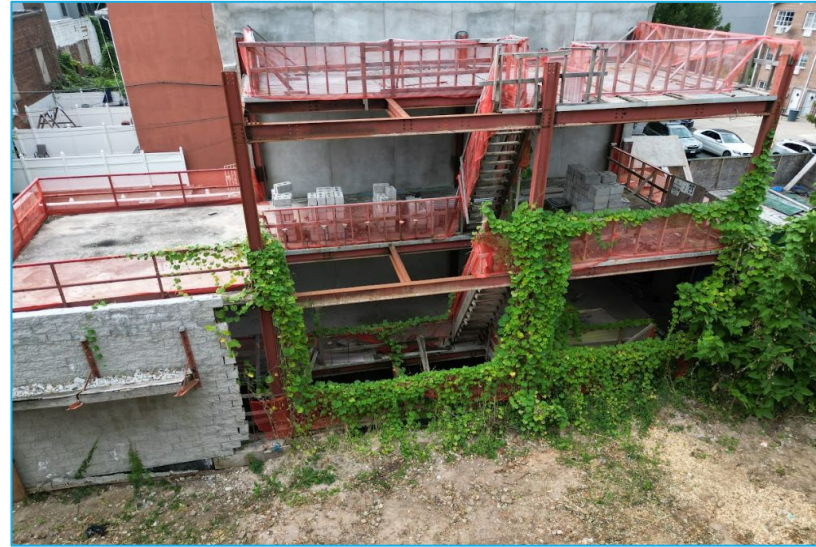
Buildable 6,100

Taxes ('23) \$2,628

Tax Class 1



Property Photos



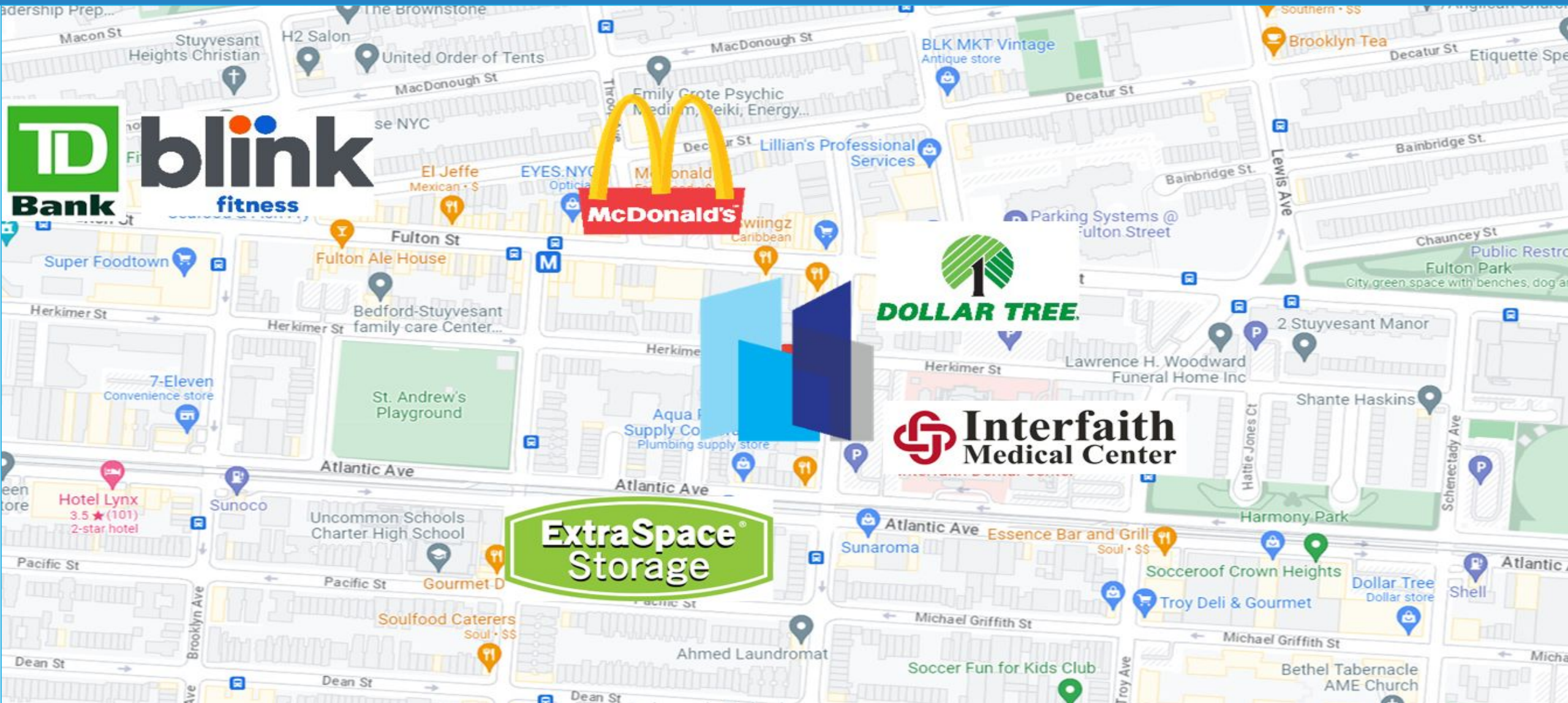
Property Photos



Aerial View



Map



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PLEASE CONTACT EXCLUSIVE ADVISOR:



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Broker Cooperation is Welcome!

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