EVERGREEN
REALTY & INVESTMENTS

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PRIME BEDFORD STUYVESANT BRICK BUILDING • REDEVELOPMENT DEAL ZONED R6A• DELIVERED WITH 4 UNITS VACANT



141 TOMPKINS AVENUE

BETWEEN VERNON AVENUE AND WILLOUGHBY AVENUE

- **Mixed-use three-unit building**
- Currently configured as six residential units with front and rear apartments
- **Legal use consists of two residential units and one commercial space**
- **Potential conversion to a legal four-unit building with ground-floor retail**
- **R6A, C2-4 zoning**
- 1.41 FAR currently utilized
- **Approx. 2,767 SF of additional buildable area available**
- **Potential redevelopment opportunity for up to nine residential units utilizing available air rights (subject to architect review and approvals)**
- **Potential mix of seven free-market apartments and two inclusionary housing units**
- **Buyers should conduct their own due diligence regarding legal use, configuration, zoning, and future development potential**
- **Delivered with 4 of 6 residential units vacant**
- **Remaining occupied units are month-to-month**
- Five one-bedroom apartments and one studio apartment
- **Large rear yard**
- **Approx. 2,451 SF existing building**
- Building dimensions: 20.42' x 40'
- Lot dimensions: 20.42' x 85'
- **Lot size: 1,740 SF**
- Three-story brick building
- **Prime Bed-Stuy location**
- Close to Myrtle Avenue retail corridor
- **Convenient access to the J, M & Z trains**
- **Excellent owner-user, value-add, or redevelopment opportunity**
- Landlord currently pays all utilities
- **Significant free-market upside with approximately 2,767 SF of unused development rights**

LICENSED BROKER & PRINCIPAL
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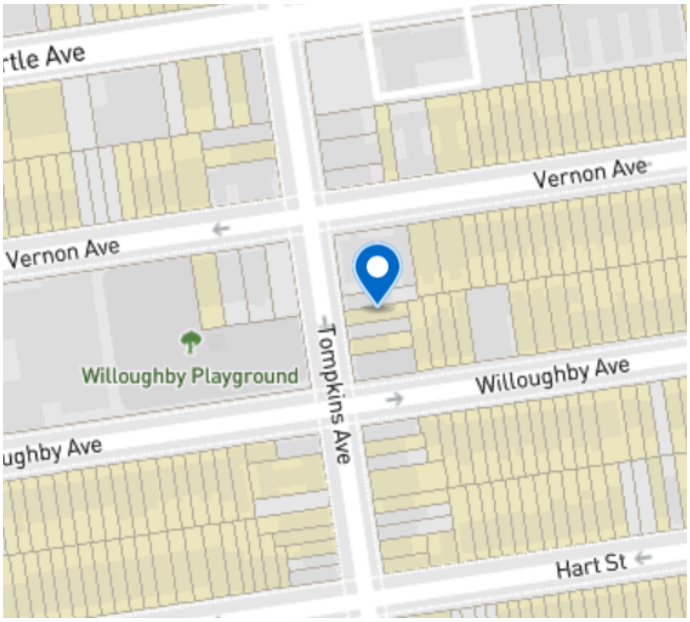
$1,550,000



BLOCK/LOT	01760-0005
LOT DIMENSION	20.42' x 85'
LOT SF	1,740
STORIES	3
UNITS	6
YEAR BUILT	1931
ZONING	R6A, C2-4
BUILDING DIMENSIONS	20.42' x 40'
BUILDING SF	2,451
FAR	RES 3 / FAC 3

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