

Property Information:

Block/Lots:	1553/25, 27	
Lot Dimensions:	26' x 92'	(irregular)
Lot Size:	3,712 SF	(approx.)
Zoning:	R6B	
F.A.R:	2.00	
Buildable Size:	7,424 SF	(approx.)

DESCRIPTION

The subject property is a 3,712 SF development site on two lots in Ocean Hill, Brooklyn on Sackman Street at Herkimer Street. The foundations are being poured to make way for 2 residential buildings totaling approximately 7,400 SF - 52 Sackman Street and 1419 Herkimer Street. The basement and façade are in the process of being built. The property is conveniently located an abundance of retail, restaurants, and parks, and is steps to the Broadway Junction transit hub.

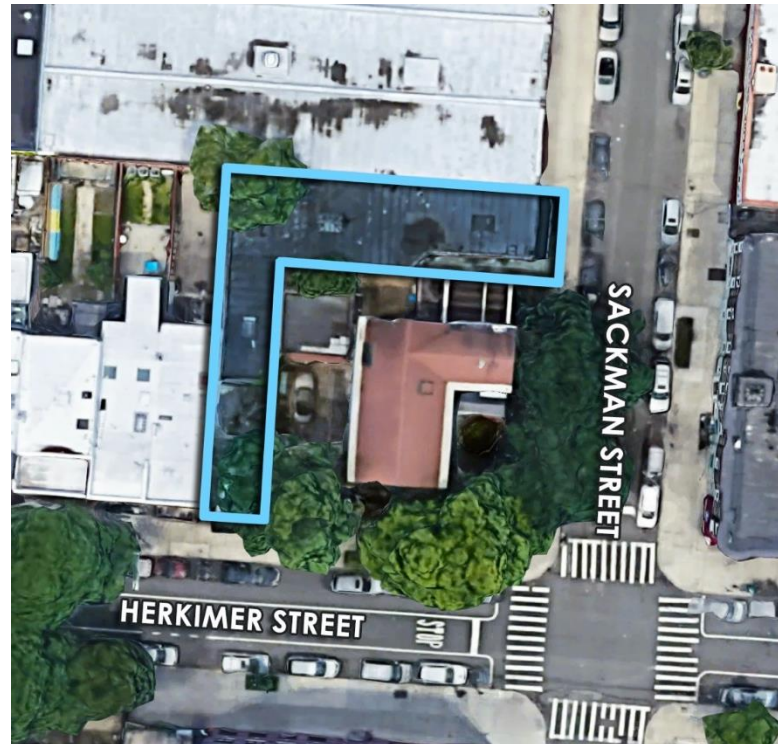
52 Sackman Street – Ten Units

- Four 1 BR/1 BA (can be easily changed to 2 BR/1 BA)
- Four 2 BR/2 BA
- One 2 BR/2 BA duplex
- One 2 BR/2.5 BA triplex

1419 Herkimer Street – Two Units

- One 3 BR/2.5 BA
- One 2 BR/2 BA

ASKING PRICE: \$2,300,000



For More Information, Please Contact Exclusive Agents:

Swain Weiner

President/Partner
646.319.1084
sweiner@gmipny.com

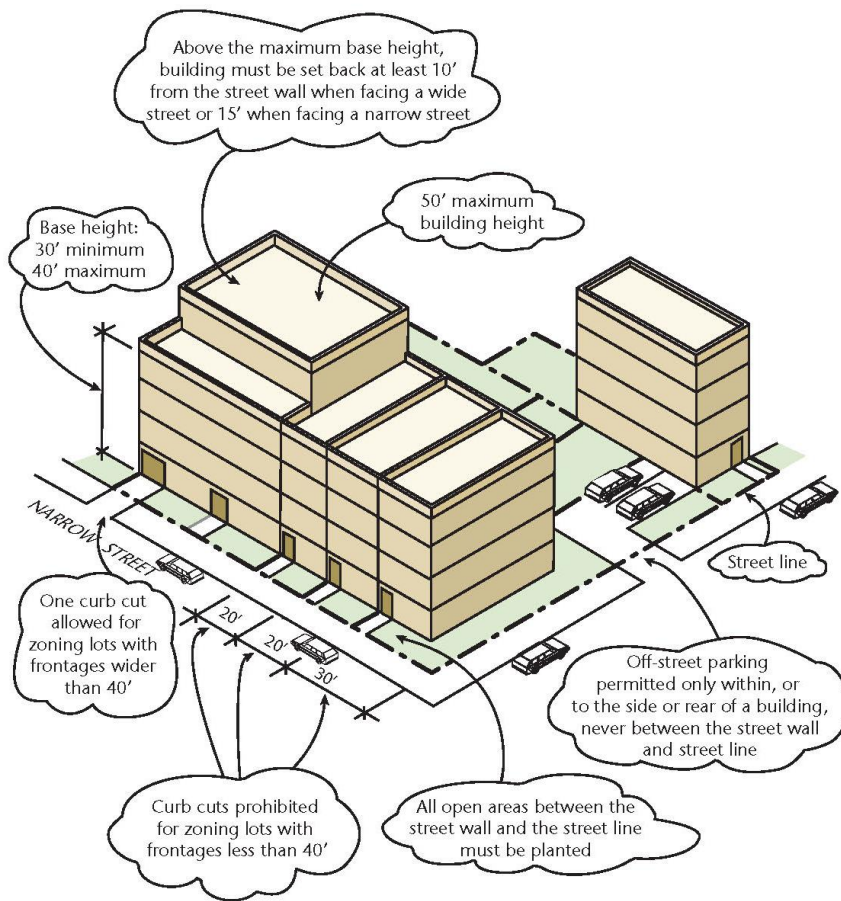
Eitan Agbashoff

Associate Real Estate Broker
718.786.5050 x201
eitan@greiner-maltz.com

Greiner Maltz Investment Properties

24-09 38th Avenue
2nd Floor
Long Island City, NY 11101
718.786.5050
www.greiner-maltz.com

Zoning Information

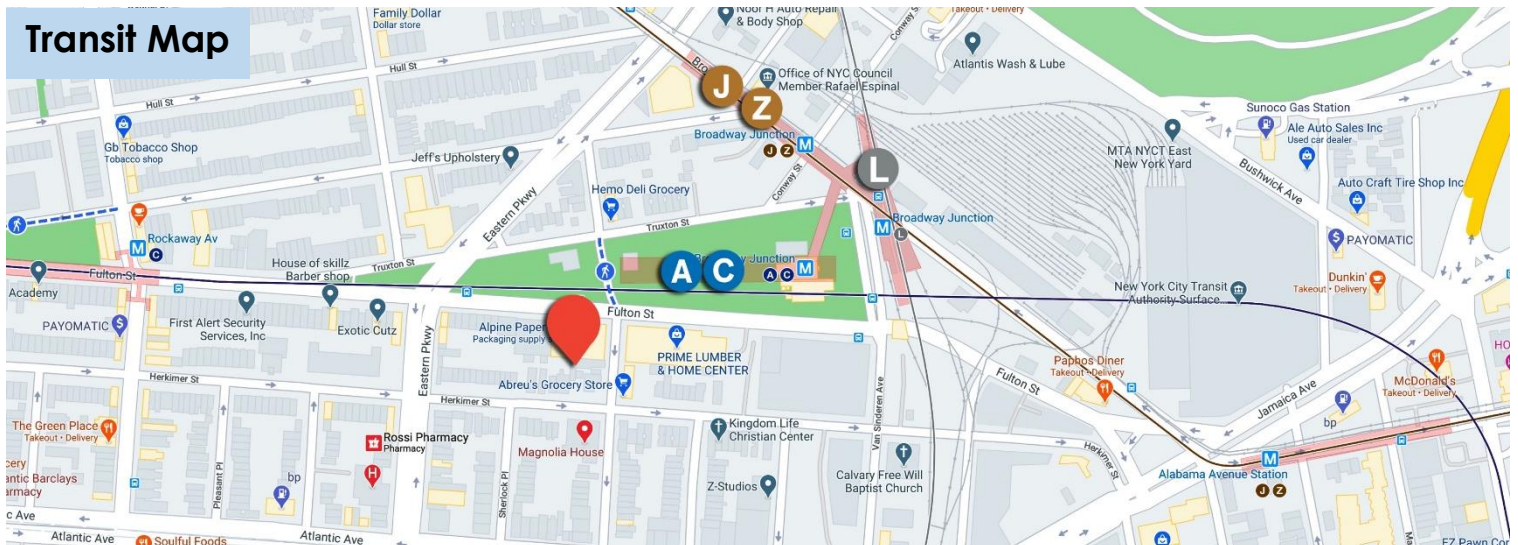


R6B General Residence District						
R6B	FAR (max)	Lot Coverage (max)		Base Height (min/max)	Building Height (max)	Required Parking ² (min)
		Corner Lot	Interior/Through Lot			
	2.0 ¹	80%	60%	30-40 ft	50 ft	50% of dwelling units

¹ 2.2 FAR with Inclusionary Housing designated area bonus

² Waived if 5 or fewer spaces required

Transit Map



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.