

# 320 Tompkins Avenue, Brooklyn, NY 11216

Vacant 3-Unit Building in Prime Bed-Stuy

Bedford-Stuyvesant



### Property Information

<b>Address:</b>	320 Tompkins Avenue
<b>Neighborhood:</b>	Bedford-Stuyvesant
<b>Cross Streets:</b>	Monroe Street & Gates
<b>Block:</b>	1814
<b>Lot:</b>	32
<b>Lot Size:</b>	20 ft x 80 ft

### Building Information

<b>Building Size (Ground Floor):</b>	20 ft x 59 ft <i>approx.</i>
<b>Building Size (2nd &amp; 3rd Floor):</b>	20 ft x 43 ft
<b>Building Class:</b>	C0
<b>Zoning:</b>	R6A/C2-4
<b>Stories:</b>	3
<b>Residential Units:</b>	3
<b>Commercial Units:</b>	0
<b>Total Units</b>	3
<b>Gross SF:</b>	2794 (not including potential duplex)
<b>FAR:</b>	3
<b>Total Buildable SF:</b>	4800
<b>Air Rights:</b>	2006
<b>Taxes (15/16):</b>	\$2,769



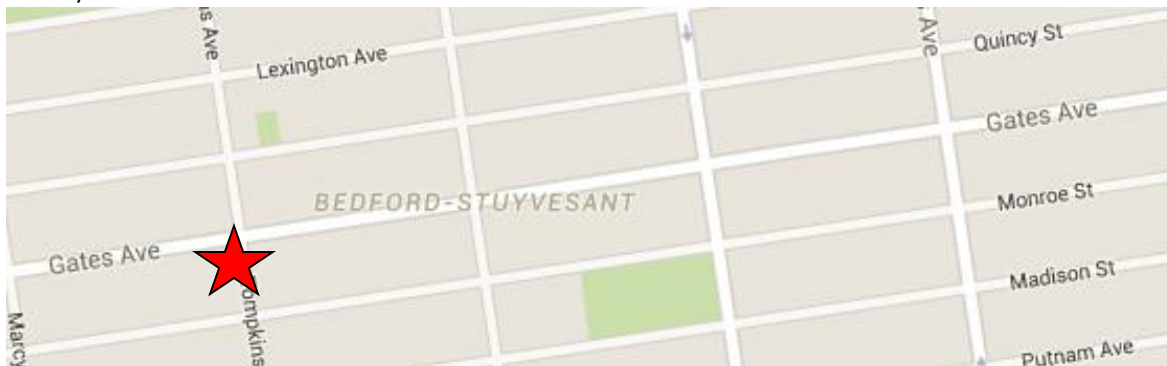
TerraCRG has been retained to exclusively represent ownership in the sale of the multifamily building at 320 Tompkins Avenue in the Bedford-Stuyvesant section of Brooklyn.

The building is located between Monroe Street and Gates Avenue, within close proximity to the A & C trains at the Nostrand Avenue & Kingston-Throop stations.

The **Vacant** brick 3 unit property is approx. 2,800 SF with over 2,000 SF of additional air rights. The property needs a full renovation and there are a number of potential renovation options, all of which will allow the new owner to generate very strong returns. Two potential options are:

1. The property can remain a 3 story property with 1 three bedroom unit, 1 two bedroom unit and a ground floor duplex unit. This layout would generate approx. \$100,000/year in gross revenue;
2. The 2,000 SF of air rights can be used to expand the property to create a 4.5 story, ~4,800 SF, property that would generate approx. \$140,000/year in gross revenue.

The building is located in a premier Bedford-Stuyvesant location close to some of the best retailers in the neighborhood, including: Sincerely Tommy (high end clothing store and café); Crocus Café and Juice Bar; Nagle’s Bagels; and Bed-Vyne Brew/Bed-Vyne Wine. The property also allows easy access into Manhattan and Downtown Brooklyn within 20 minutes.



For more information, please contact Exclusive Marketing Team

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**718-395-1877**

**Asking Price**  
**\$1,300,000**

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The information provided herein has either been given to us by the owner of the property or was obtained from sources we deem reliable. We do not guarantee the accuracy of any information. All zoning, existing square feet of buildings, available buildable square feet, permitted uses and any other information provided herein must be independently verified by prospective purchasers. The value of any real estate investment is dependent upon a variety of factors, including income, vacancy rates, expense estimates, tax brackets and general market assumptions, all of which should be evaluated by your tax advisor and/or legal counsel. Prospective buyer and tenants should carefully verify each item of information herein.