

Multifamily – Brooklyn

104 Fort Greene Place, Brooklyn, NY 11217

4,730 SF Building in Prime Fort Greene

Fort Greene



Property Information

Address:	104 Fort Greene Place Brooklyn, NY 11217
Neighborhood:	Fort Greene
Cross Streets:	Lafayette/Hanson Pl
Block:	2112
Lot:	38
Lot Size:	21.5 ft x 100 ft
Lot SF:	2,150

Building Information

Building Size:	21.5 ft x 40 ft	<i>approx.</i>
Building Class:	C5	
Stories:	4	
Residential Units:	8	

Gross SF:	4,730
Zoning:	R6B
FAR:	2.0
Total Buildable SF:	4,300
Additional Air Rights:	-430

Assessment 16/17:	\$111,016
Taxes 16/17:	\$14,302



For more information, please contact Exclusive Marketing Team

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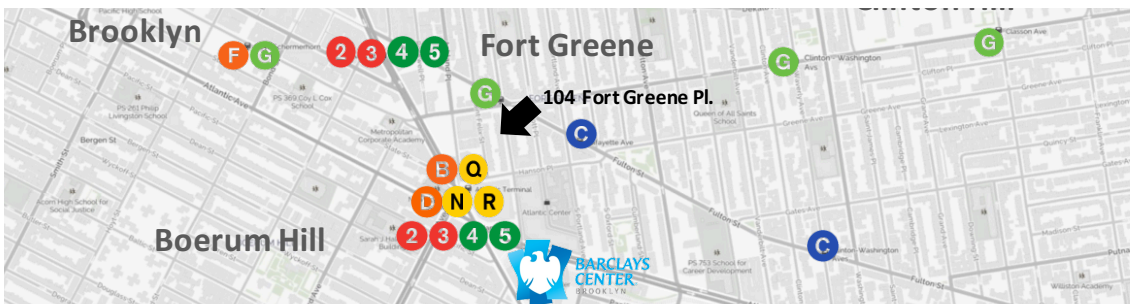
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TerraCRG has been retained to exclusively represent ownership in the sale 104 Fort Greene Place, a 50% vacant eight-unit building located between Lafayette Avenue and Hanson Place in Brooklyn's Fort Greene neighborhood.

The property contains approximately 4,730 SF and consists of eight units, with a mix of one-bedroom and studio apartments. The property will be delivered with four vacant units. The remainder of the units are rent stabilized with average rents of ~\$20/SF in a market where average rents are reaching above \$50/SF.

The building is ideally located in Fort Greene's brownstone neighborhood, bordered by Downtown Brooklyn, Prospect Heights, and Park Slope. It sits just two blocks from Fort Greene Park and is only one block away from Atlantic Ave/Barclays Center 2, 3, 4, 5, B, D, N, Q, R subways and two blocks away from the Lafayette Avenue G subway. Fort Greene serves as the musical and entertainment epicenter of Brooklyn, represented by Brooklyn Academy of Music (BAM) and the surrounding BAM cultural district, in addition to many theatres, performance spaces and concert halls, including Barclays Center.

Bordered by Downtown Brooklyn, which has been undergoing a complete revitalization since the 2005 rezoning, the property is near a number of several large scale commercial and residential development projects including Barclays Center, Pacific Park, City Point and the quickly expanding BAM-Downtown Brooklyn Cultural District. The Downtown Brooklyn area has attracted over \$4 billion of private investment over the last decade, leading to the creation of 8 million square feet of new space including 5,000 new apartments, over 1,000 hotel rooms and nearly 900,000 square feet of commercial space. The mass of new residents coupled with \$400M in infrastructure upgrades and the creation of 10,000 new tech jobs make Downtown Brooklyn, and the surrounding neighborhoods, a true destination in the borough.



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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.

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