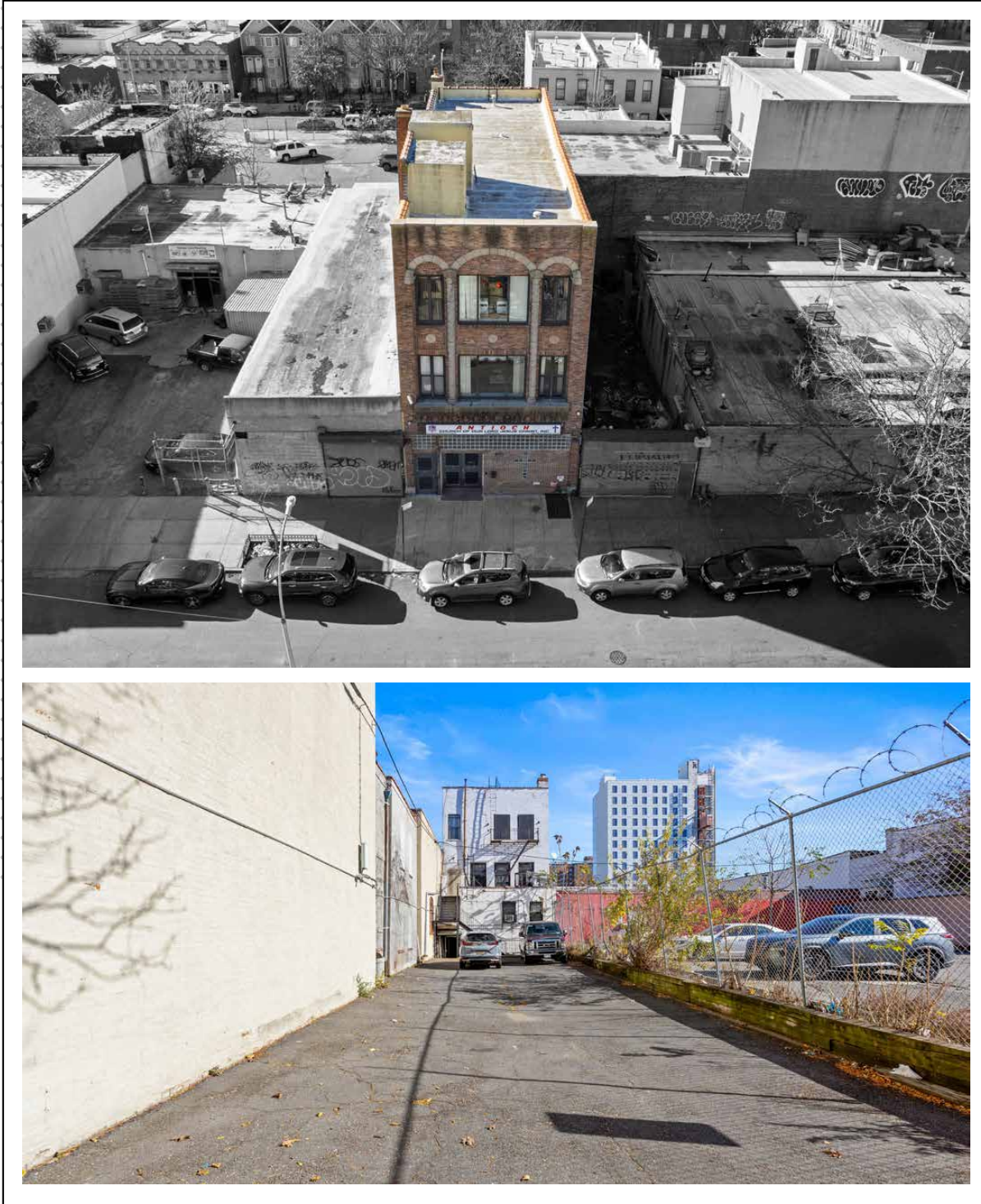


COMPASS



117 Osborn and 130 Watkins St, Brooklyn, NY 11212

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117 Osborn and 130 Watkins Street, Brooklyn, NY 11212

Property 1

Address	117 Osborn St, Brooklyn, NY 11212
Block	3524/8
Lot SF	2,500
Lot Dimensions	25' X 100'
Zoning	R7A/C2-4/MIH
Residential FAR	5.0*
Residential BSF	12,500
Commercial FAR	2.0
Commercial BSF	5,000
Taxes (24/25)	\$9,713
Tax Class	4

* 5.0 is the City of Yes/UAP FAR whereas previous FAR was 4.6

Property 2

Address	130 Watkins St, Brooklyn, NY 11212
Block	3524/19
Square Feet	9,908 (~7,308 above grade)
Building Dimensions	26.5' X 89' (26.5' X 100' first floor)
Stories	3 plus full basement
Lot SF	2,650
Lot Dimensions	26.5' X 100'
Zoning	R7A/C2-4/MIH
Residential FAR	5.0*
Residential BSF	13,250
Commercial FAR	2.0
Commercial BSF	5,300
Taxes (24/25)	\$53,136
Tax Class	4

Combined Specifications

Address	117 Osborn and 130 Watkins St, Brooklyn, NY 11212
Block	3524/8 and 19
Square Feet	9,908 (~7,308 above grade)
Building Dimensions	26.5' X 89' (26.5' X 100' first floor)
Stories	3 plus full basement
Lot SF	5,150
Lot Dimensions	26.5' X 200' (irr)
Zoning	R7A/C2-4/MIH
Residential FAR	5.0*
Residential BSF	25,750
Commercial FAR	2.0
Commercial BSF	10,300
Taxes (24/25)	\$62,849
Tax Class	4

117 Osborn and 130 Watkins Street, Brooklyn, NY 11212

Property Overview

Compass has been retained on an exclusive basis to arrange the sale of 117 Osborn Street and 130 Watkins Street, a block-through assemblage consisting of a vacant 2,500 SF lot and a magnificent church that totals nearly 10k SF over four floors. The properties can be sold together or separately with the capability to transfer the church air rights to the land purchaser.

130 Watkins is in remarkable condition and would be a prime candidate for a residential conversion on with its high ceilings, windows on four sides, and existing elevator. The first floor and basement are Use Group 6 (eating and drinking establishment) and it features a legal kitchen in the basement, an outdoor deck on the second floor, and open column-free floorplates that could work for multiple uses.

The properties are contiguous to a 10-lot assemblage that could be purchased as well and for a total of 142,000 BSF, as well as a ~100,000 BSF site we have coming up on the opposite corner.

Feel free to reach out to Nathan.horne@compass.com/706-255-5657 for additional information.



Land can be purchased separately
with church air rights

Opportunity Zone
and QCT

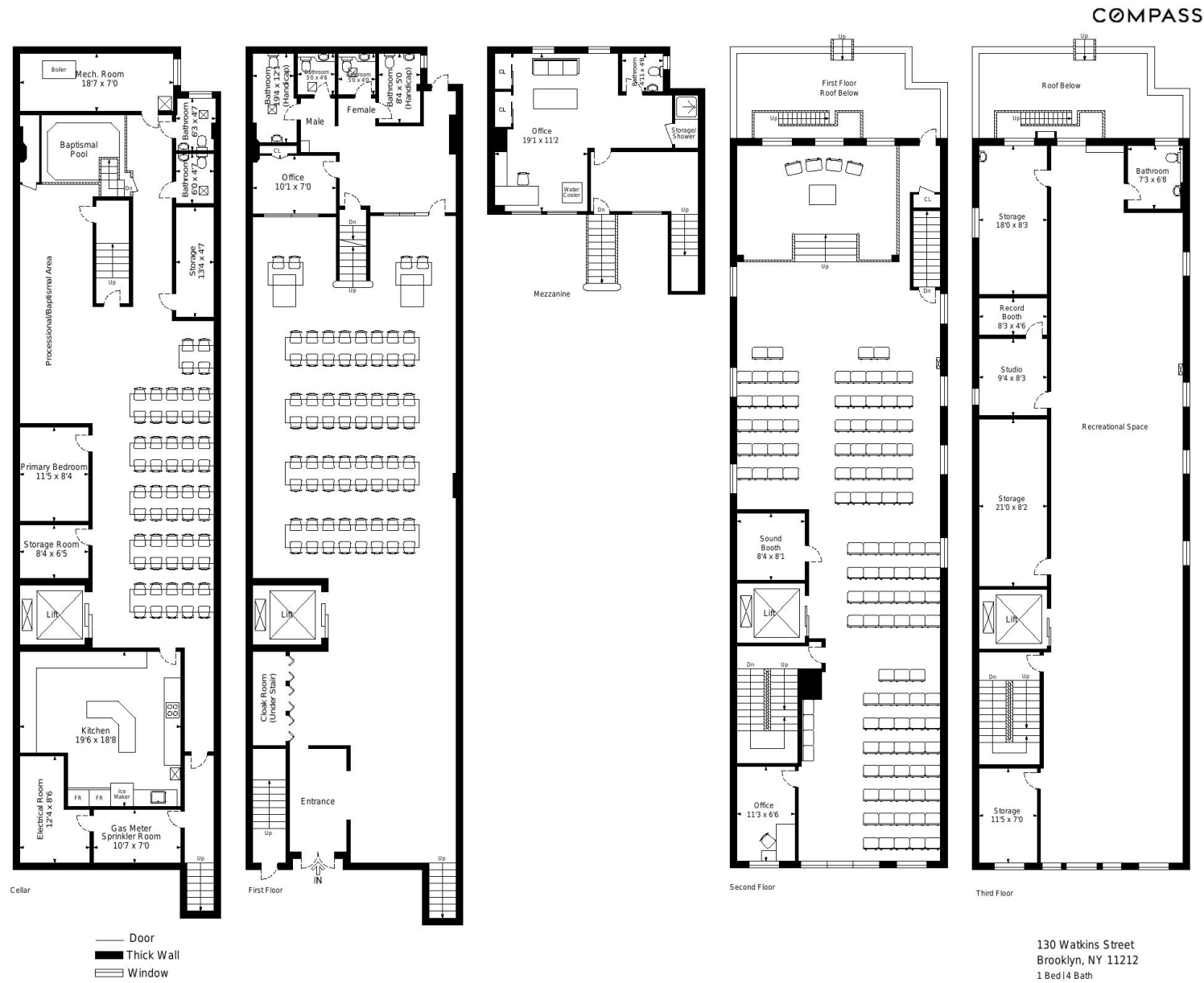
Church is in Excellent
Condition w/ Elevator

Approved Retail
with Kitchen in Basement

Prime Conversion
Opportunity

Block-Through
Development Potential

130 Watkins Street, Brooklyn, NY 11212



Compass is a licensed real estate and abides by Equal Housing Opportunity laws. All material presented herein is intended for informational purposes only. Information is compiled from sources deemed reliable but is subject to errors, omission, changes in price, condition, sale, or withdraw without notice. No statement is made as to accuracy of any description. All measurements and square footage are approximate. Exact dimensions can be obtained by retaining the service of an architect or engineer. This is not intended to solicit property already listed.



130 Watkins Street, Brooklyn, NY 11212



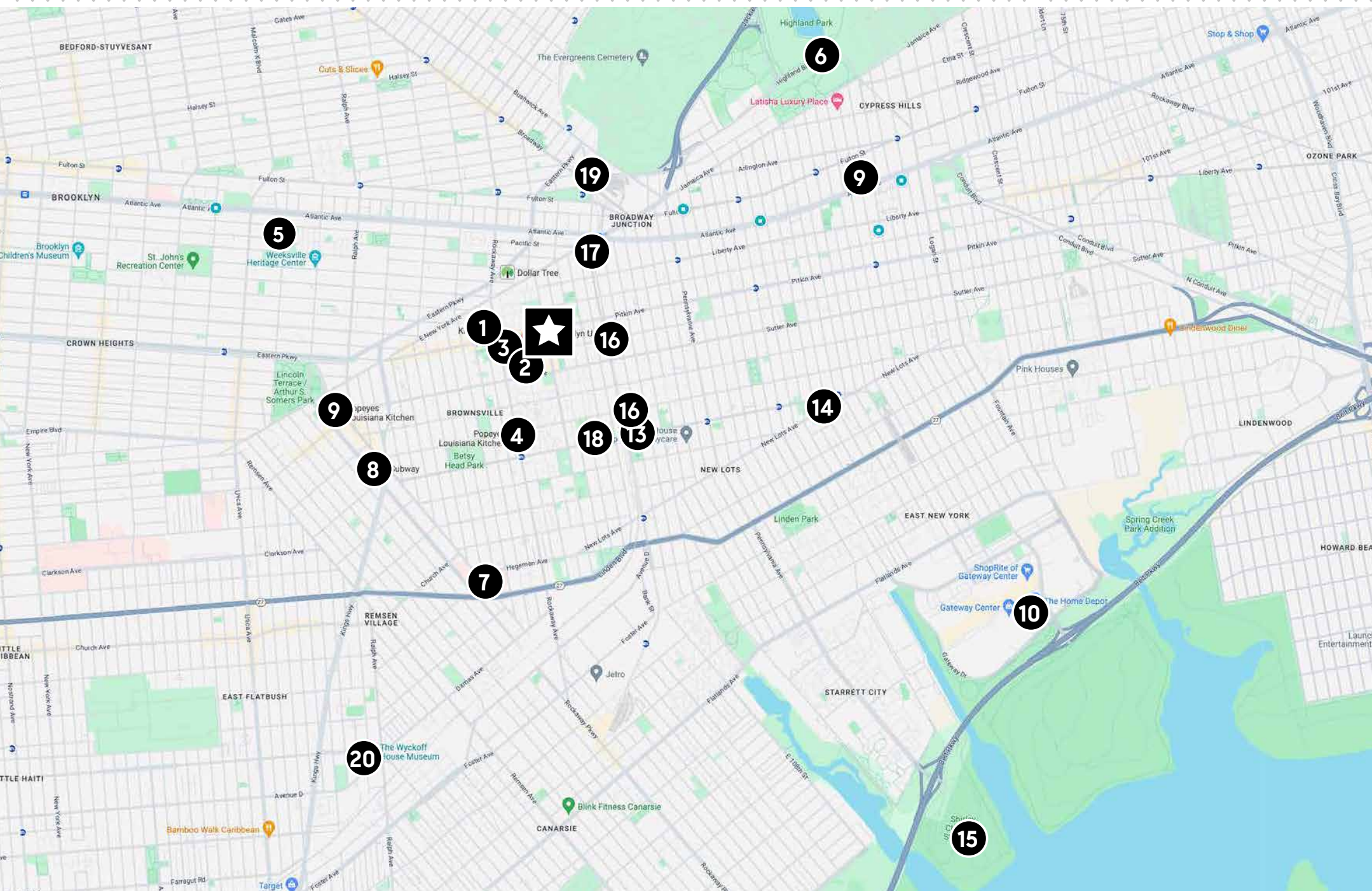
130 Watkins Street, Brooklyn, NY 11212



117 Osborn Street, Brooklyn, NY 11212



Point of Interests



- ★ 117 Osborn and 130 Watkins Street
- ① KFC
- ② Dollar Tree
- ③ Planet Fitness
- ④ Popeyes Louisiana Kitchen
- ⑤ Delight Factory Art Gallery
- ⑥ Highland Park
- ⑦ The Radutzky Emergency Care Pavilion
- ⑧ Subway
- ⑨ Popeyes Louisiana Kitchen
- ⑩ Gateway Center Shopping Center
- ⑪ Food Bazaar
- ⑫ Brooklyn Public Library
- ⑬ The Wyckoff House Museum
- ⑭ Brooklyn Public Library
- ⑮ Shirley Chisholm State Park

Subway Stations:

- ⑯ Sutter Av (L)
- ⑰ Atlantic Av (L)
- ⑱ Junius St (L)
- ⑲ Broadway Junction (A, C, J, L, Z)

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Exclusively Listed By:



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