

	<p><b>SALES * LEASING * APPRAISALS</b>  <b>THE DYNAMIC DUO * TOP 1% in USA</b>  <b>Over 2,400 Transactions Closed</b>  <b>Victor Weinberger</b>  <b>Nick Psomopoulos</b>          Put Our Successful Track Record To Work For YOU!          &lt;= VWremax@gmail.com (E-mail) Npsomopoulos@yahoo.com =&gt;  <b>917-806-7040 (cell) 917-882-3230</b></p>	<p><b>FOR SALE CHURCH AND PARSONAGE</b>  <b>Bedford-Stuyvesant area (Off Atlantic Ave)</b>  <b>*1064 Herkimer St, Brooklyn, NY, 11233</b>  <b>(8,500 SF Church with Basement)</b>  <b>*1062 Herkimer St, Brooklyn, NY, 11233</b>  <b>(2,220 SF Rectory/Parsonage )</b></p>
		



The asking price for the property was based on the information given to us by the owner(s) of the property and obtained from sources we deem reliable. Re/Max Team cannot guarantee this information. We suggest that the purchaser(s) do their own independent study pertaining to zoning, income, etc.



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**Attention Investors and Developers**

**FOR SALE: A CHURCH AND A RECTORY/PARSONAGE**

**In the Ocean Hill / Bedford-Stuyvesant area (1 block North of Atlantic Ave)**

**Address:** 1062 and 1064 Herkimer Street, Brooklyn, NY, 11233

**Church Video Tour:** [https://youtu.be/Zcia1z\\_5\\_M8](https://youtu.be/Zcia1z_5_M8) (Highlight Link and paste it into a browser)

**Description:** 8,500 SF Church with a Mezzanine, offices, Basement and a 2,200 SF Parsonage situated on a 100 x 100 Lot.

**Price: \$3,275,000 (For both). Church or Parsonage Can be sold separately.**

-----  
**\*1064 Herkimer St, Brooklyn, NY, 11233 (8,500 SF Church with Basement).**

**\*Lot Size** 75 x 100

**\*Church seating Capacity** 250+ people (including Mezzanine).

**\*There is over 1,200 SF of office area in the rear of the main sanctuary.**

**\*There is a large 2,500 SF community room with kitchens and bathrooms in the basement.**

-----  
**\*1062 Herkimer St, Brooklyn, NY, 11233 (2,220 SF Rectory/Parsonage)**

**\*Lot Size** 25x 100

**\*Building size:** 20x55

**\*1st floor** consisted of the rectory that was used for services and school

**\*2nd Floor** consisted of a fully finished 1,100 SF 3 Bedroom apartment.

-----  
**Zoning: R5B**





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## CHURCH OVERVIEW

<p><b>Address</b></p> <p>Property address: → 1064 Herkimer St</p> <p>Alternate address(es): → 1064-1078 Herkimer St</p> <p>Zip code: 11233</p> <p>Neighborhood: Bedford-Stuyvesant</p> <p>Borough: Brooklyn</p> <p>Block &amp; lot: 01560-0017</p>  <p><b>Property Taxes</b></p> <p>Tax class: 4</p> <p>Property tax: \$0</p> <p><b>Lot</b></p> <p>Lot sqft: → 7,500</p> <p>Lot dimensions: → 75 ft x 100 ft</p> <p>Ground elevation: 90 ft</p> <p>Corner lot: No</p> <p>Lot shape: Regular</p> <p><b>Zoning</b></p> <p>Zoning districts: → R5B <span style="color: green;">i</span></p> <p>Zoning map: 17a</p>	<p><b>Building</b></p> <p>Building class: → Church, Synagogue, Chapel (M1) <span style="color: green;">i</span></p> <p>Square feet: → 8,500</p> <p>Building dimensions: → 40 ft x 60 ft</p> <p>Buildings on lot: 1</p> <p>Stories: 2</p> <p>Roof height: 47 ft</p> <p>Year built: 1925</p> <p>Building material: Masonry</p> <p>Grade: C</p> <p><b>Use</b></p> <p>Commercial units: 1</p> <p>Other sqft: 8,500</p> <p>Certificate(s) of occupancy: <a href="#">Click here</a></p> <p><b>Floor Area Ratio (FAR)</b></p> <p>Residential FAR: 1.5</p> <p>Facility FAR: 2</p> <p>Current FAR: 1.13 <span style="color: green;">i</span></p> <p>Max buildable area: → 11,250 sqft</p> <p>Current built area: 8,475 sqft</p> <p>Buildable area: 2,775 sqft <span style="color: green;">i</span></p>
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## PARSONAGE/RECTORY OVERVIEW

Address		Building	
Property address	1062 Herkimer St	Building class	Parsonage, Rectory (M3) <span>i</span>
Alternate address(es)	9 Dewey Pl	Square feet	3,500
Zip code	11233	Building dimensions	20 ft x 55 ft
Neighborhood	Bedford-Stuyvesant	Buildings on lot	1
Borough	Brooklyn	Stories	2
Block & lot	01560-0016	Roof height	30 ft
		Year built	1925
		Building material	Wood
		Grade	C
		Use	
Property Taxes		Commercial units	1
Tax class	4	Other sqft	3,500
Property tax	\$0	Certificate(s) of occupancy	<a href="#">Click here</a>
Lot		Floor Area Ratio (FAR)	
Lot sqft	2,500	Residential FAR	1.5
Lot dimensions	25 ft x 100 ft	Facility FAR	2
Ground elevation	89 ft	Current FAR	1.40 <span>i</span>
Corner lot	SE	Max buildable area	3,750 sqft
Lot shape	Regular	Current built area	3,500 sqft
Zoning		Buildable area	250 sqft <span>i</span>
Zoning districts	R5B <span>i</span>		
Zoning map	17a		



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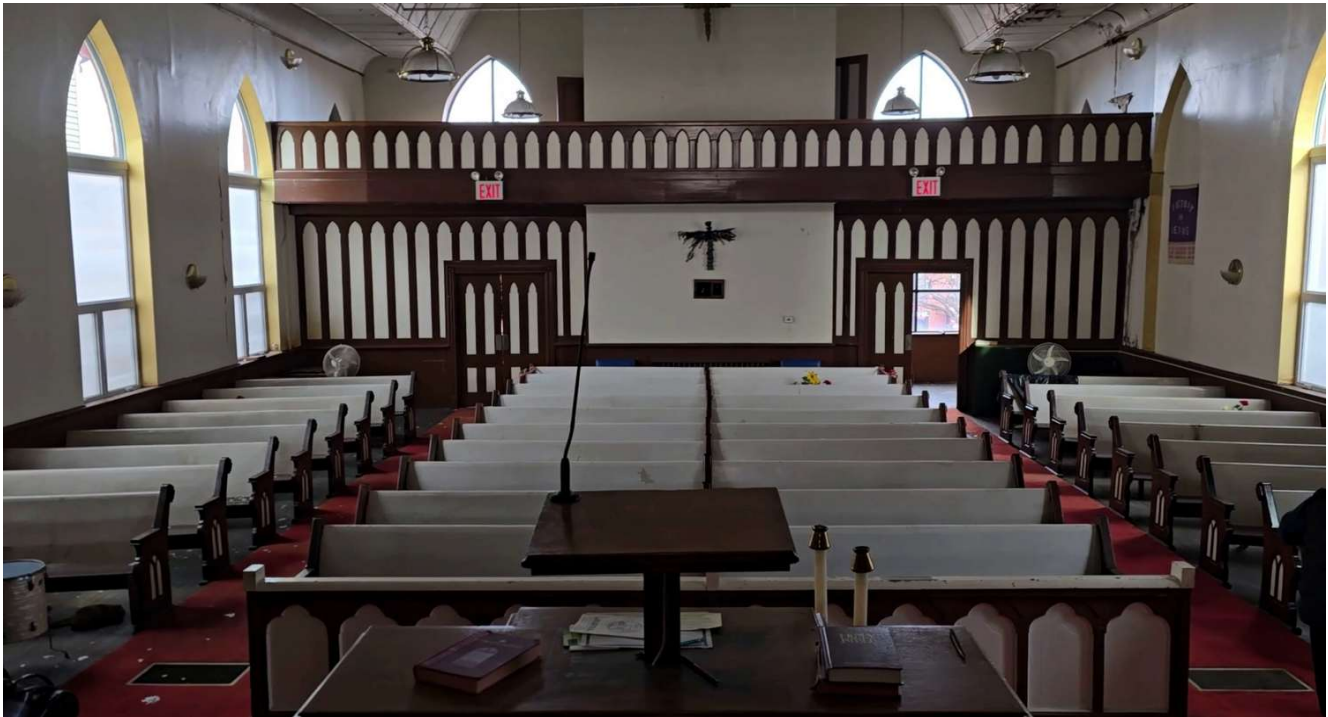
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MAIN SANCTUARY





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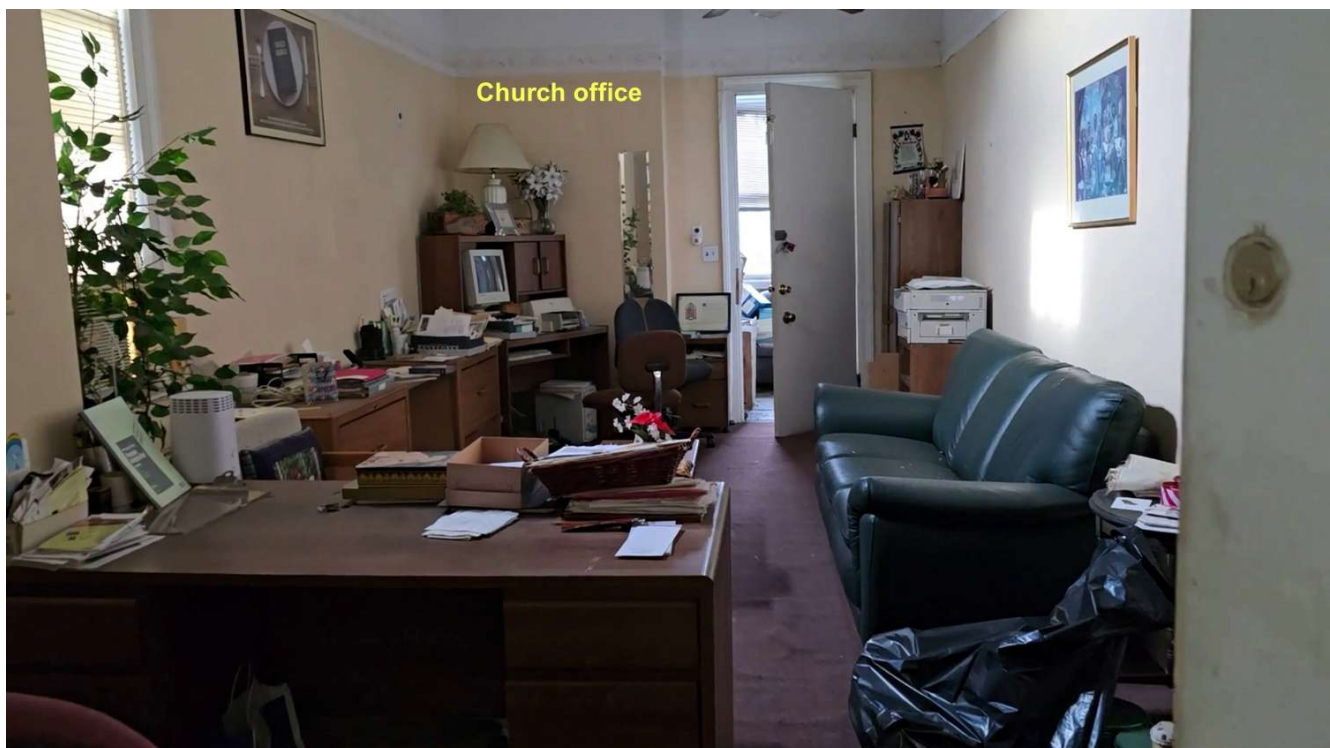
**MEZZANINE**





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**CHURCH OFFICES**







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**PARSONAGE**

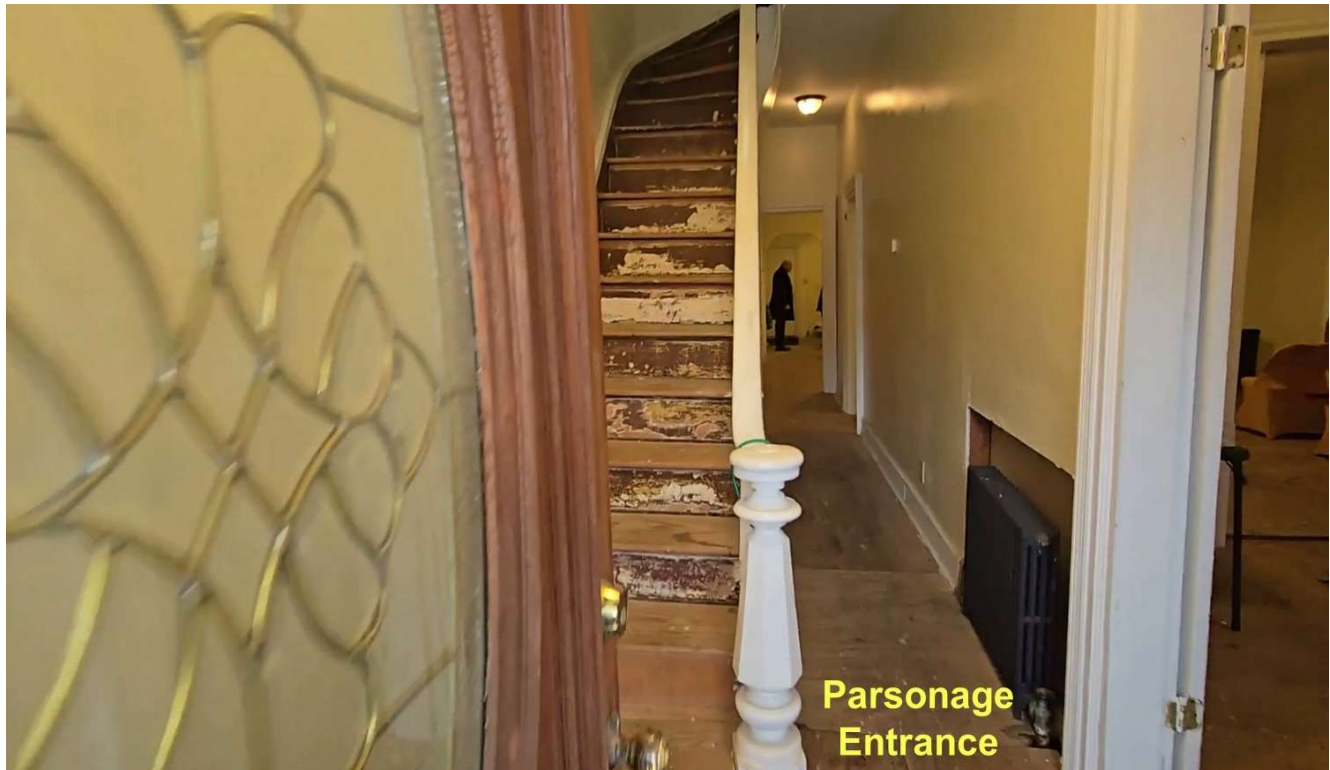




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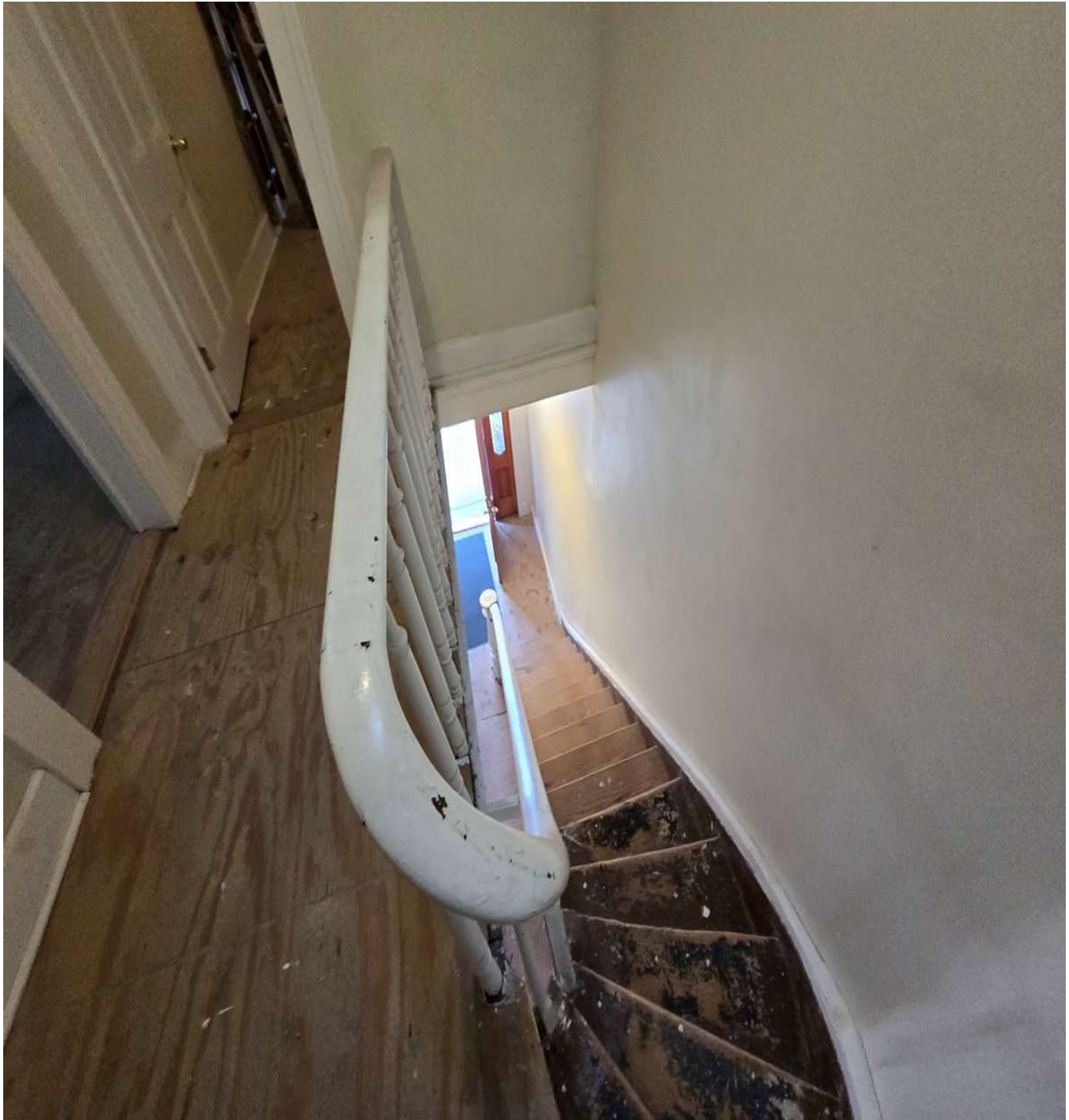




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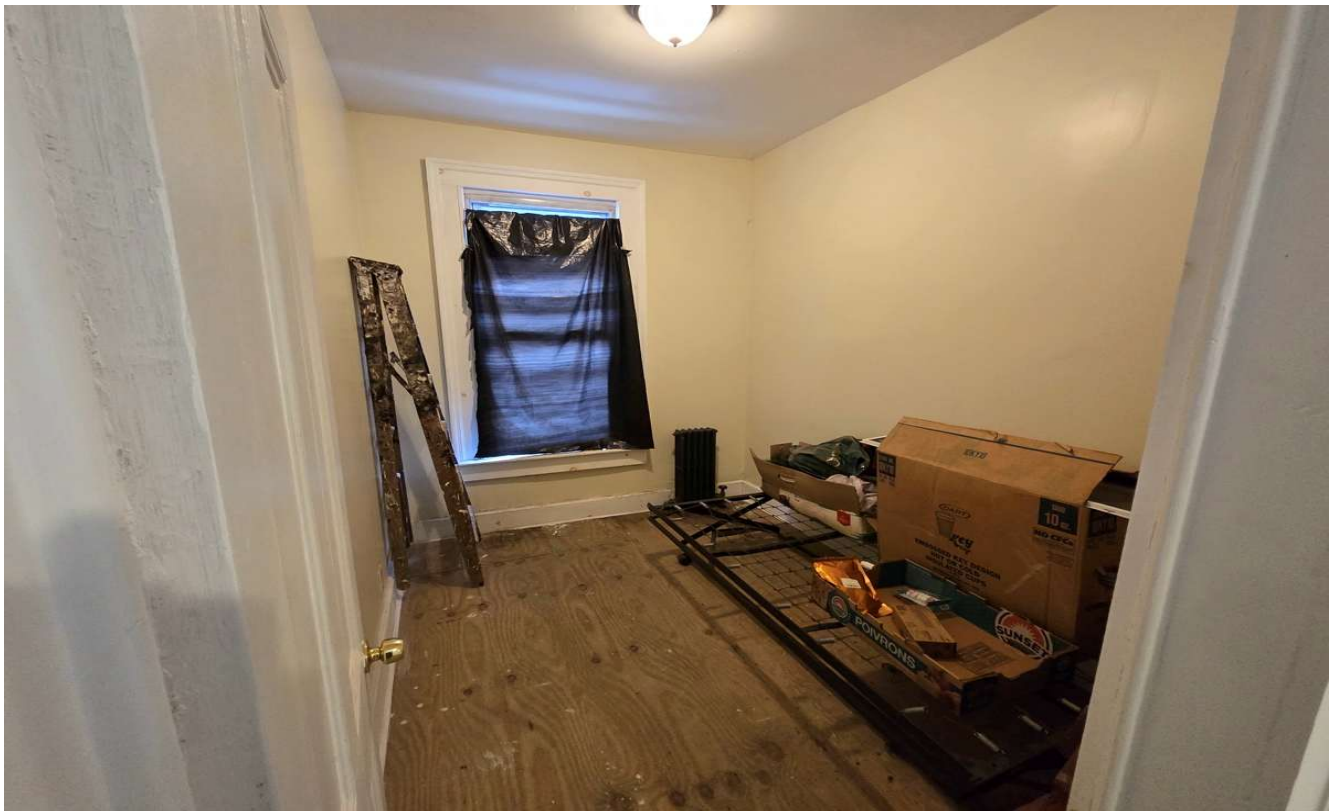




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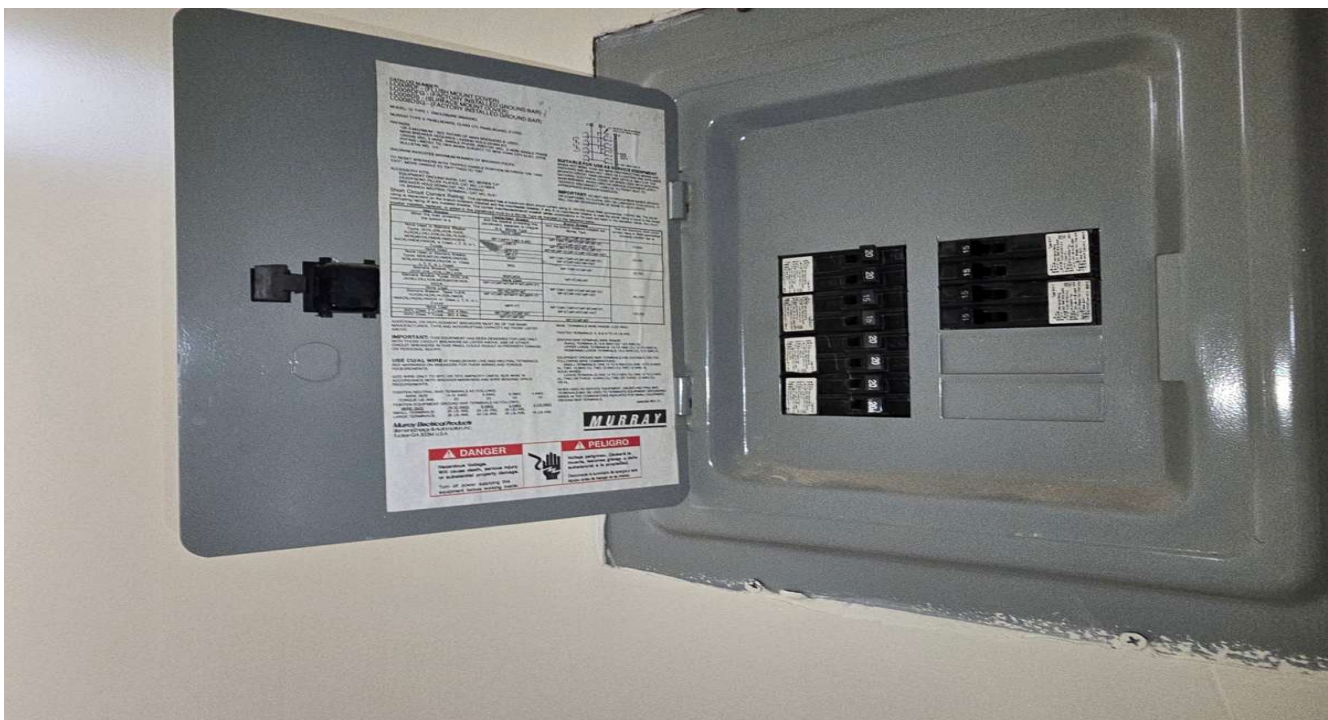
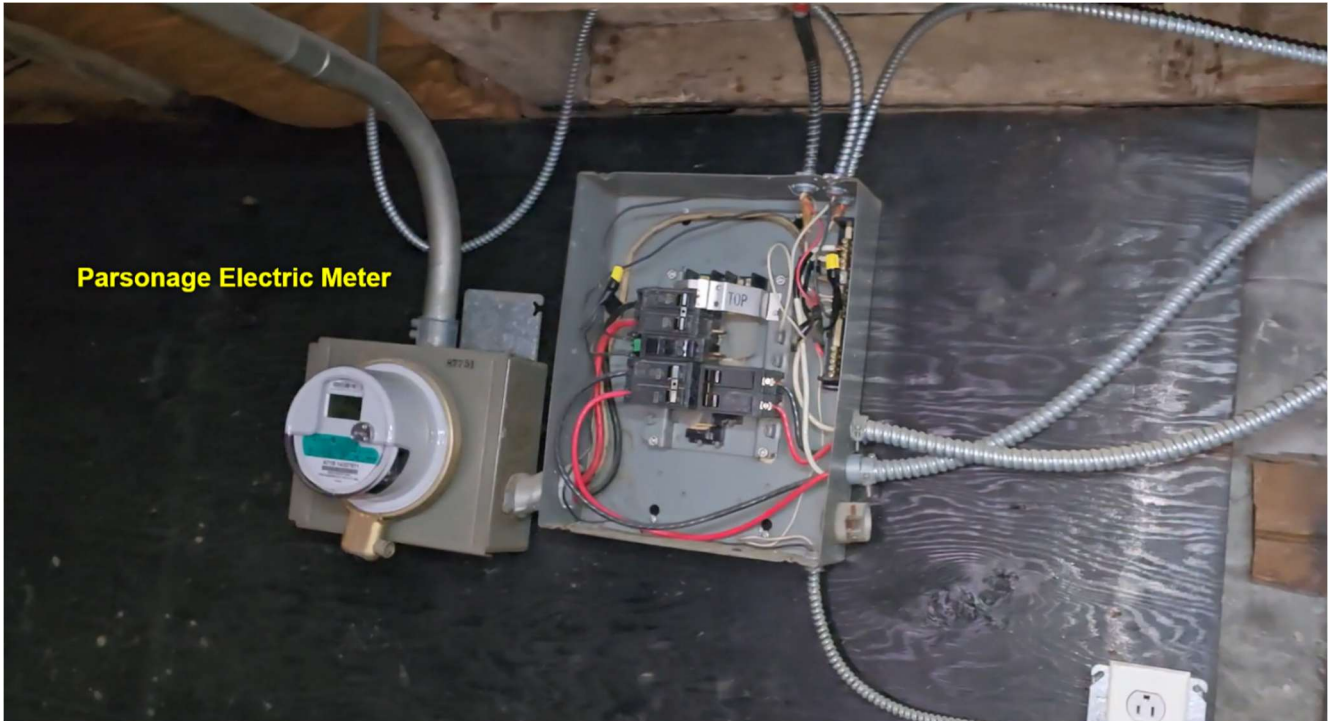




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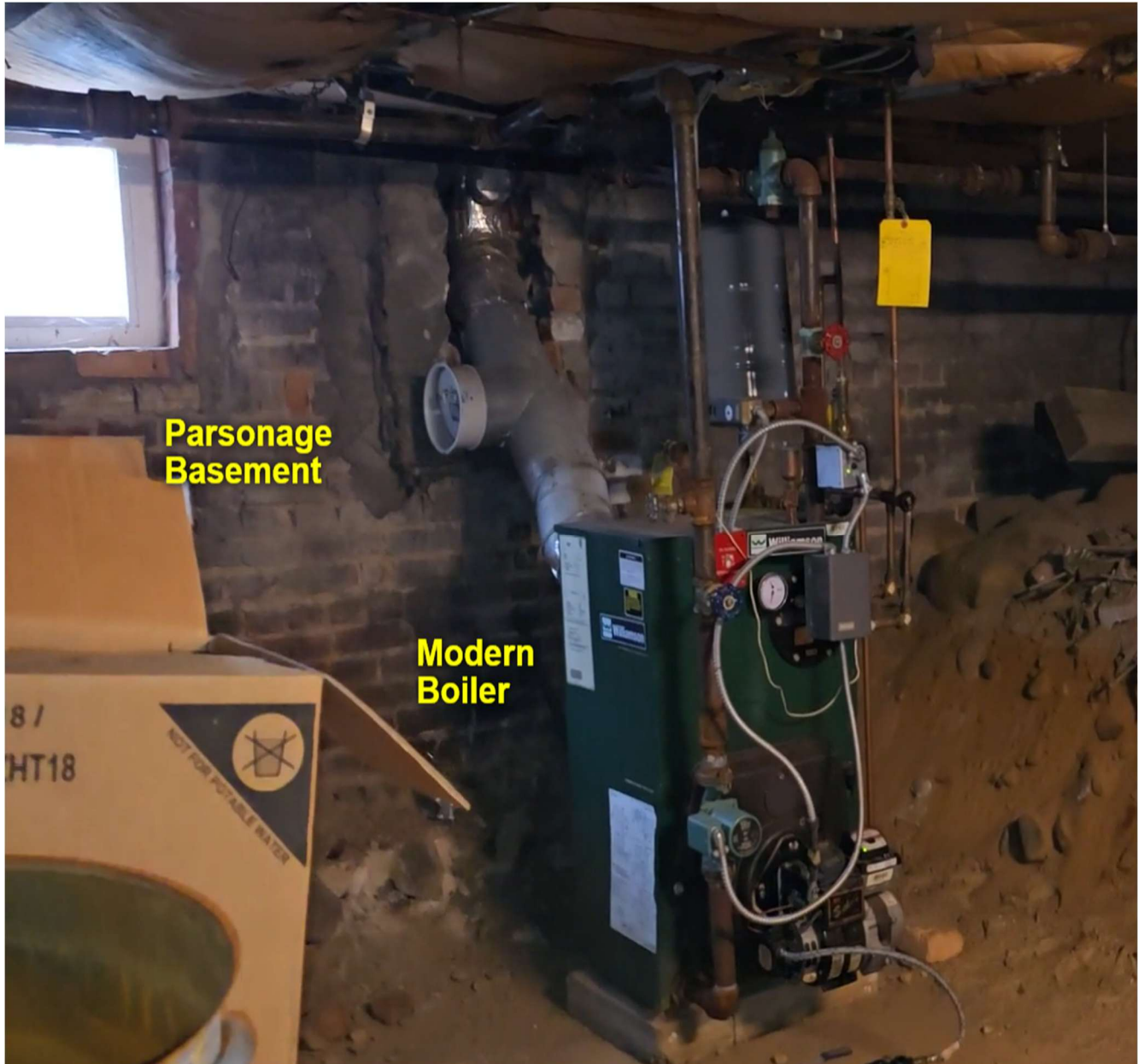




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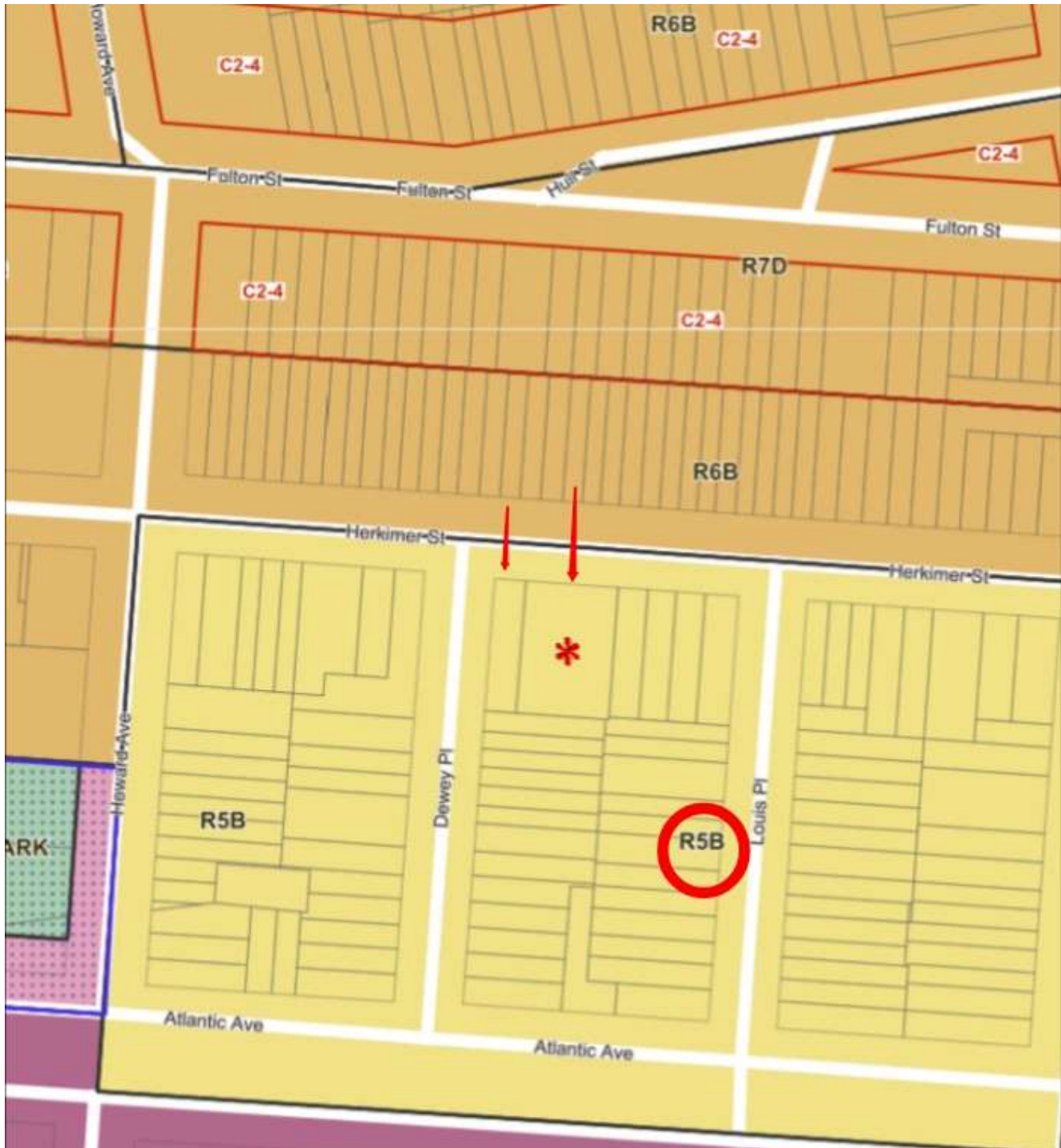


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### ZONING MAP







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Property Tax Account

  
Update Property & Billing Info

  
Print

  
Pay Online

  
Request a Refund




1066 HERKIMER STREET - BROOKLYN 11233


Borough: Brooklyn

Block: 1560

Lot: 17

### Property Information

 **Owner**  
NEW BKLYN REFORMED CH

 **Type**  
M1 - CHURCH, SYNAGOGUE, CHAPEL

 **Tax class**  
4

### Building Information

BISWEB

1 Number of Buildings	1925 Year Built	2 Number of stories	8,500 Total Area	1 Total Units
- Residential Area	0 Residential Units	8,500 Commercial Area	1 Commercial Units	
Church/Syn Building Style	40 Building Frontage	60 Building Depth	Masonry Construction Type	
- External Wall	- Exterior Condition	None Proximity	- Basements	

### Land Information

75 Land Frontage	100 Land Depth	7,500 Land Area	R5B Zoning
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 Pay Online

 Property Tax Account

 Print

 Request a Refund



1062 HERKIMER STREET - BROOKLYN 11233

Borough: Brooklyn

Block: 1560

Lot: 16

### Property Information

 Owner

NEW BKLYN REFORMED CH

 Type

M3 - PARSONAGE, RECTORY

 Tax class

4

### Building Information

BISWEB

1	1925	2	3,500	1
Number of Buildings	Year Built	Number of stories	Total Area	Total Units
-	0	3,500	1	
Residential Area	Residential Units	Commercial Area	Commercial Units	
Rectory	20	55	Wood	
Building Style	Building Frontage	Building Depth	Construction Type	
-	-	None	-	
External Wall	Exterior Condition	Proximity	Basements	

### Land Information

25	100	2,500	R5B
Land Frontage	Land Depth	Land Area	Zoning



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## City Services

Fire Battalion: 44  
Fire Company: L 176  
Health Area: 3600  
Health Center District: 32  
Police Precinct: 73  
Sanitation District: 16  
Sanitation Subdistrict: 2B  
School District: 23

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## Political Districts

Election District: 012

### New York City

Brooklyn Community District 16  
City Council District 41 ([Darlene Mealy](#))  
Municipal Court District 4

### New York State

State Assembly District 55 ([Latrice Monique Walker](#))  
State Senate District 25 ([Jabari Brisport](#))

### United States

Congressional District 8 (Hakeem Jeffries)

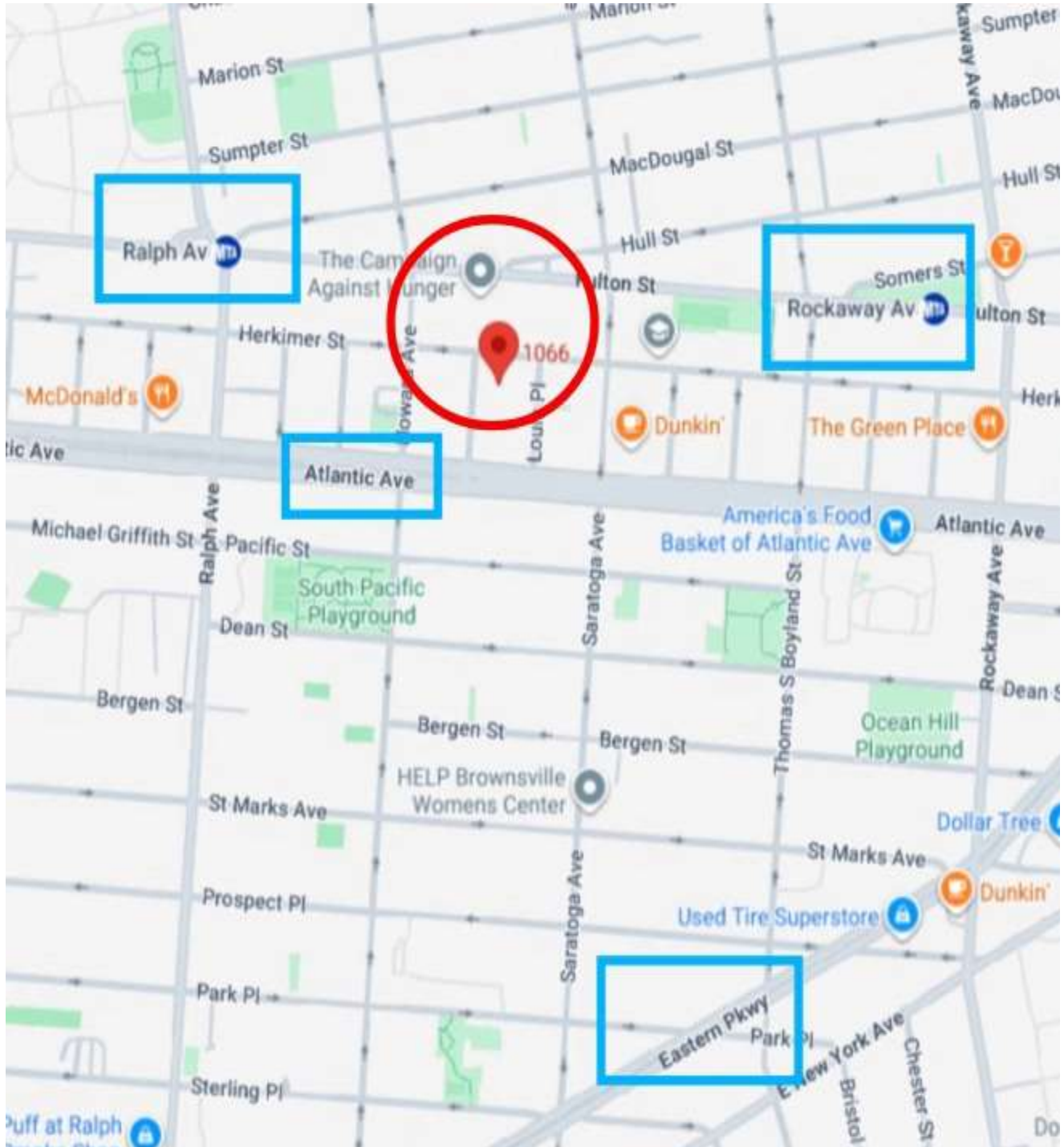




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