

358 Dean Street \$9,500,000.00



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Whether you looking for an investment property to maximize ROI, Use the current fixture for an easy profitable rental income or build and occupy your expansive dream townhouse. This is it !!!!

A property with many potentials and all the upside. Right off bustling Fourth Avenue Corridor with all high rises. Cash in on this steal ASAP. Great opportunity to build and own a high rise along 4th avenue corridor. Approved Rezoning allow for high rises 12-15 stories. This is the LAST property on this block for special rezoning class for high rises. Great ROI, maximum returns with Condo units. Close to Barclays and Atlantic Terminal, downtown Brooklyn.



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Approved Zoning Plans allow for a 12-15 story High rise.

4 story building with 2 Duplexes.

First Floor Duplex: Current **\$10K** Monthly Projected: **\$12K**

2nd Floor Duplex: Current **\$4500.00** Monthly, Projected: **\$10K**

Annual Income: **175K** Projected: **265K+**

Taxes: 8K, Other Operation/Insurances: 9K apprx.

Residential FAR 6.02

Commercial FAR 3.4

Facility FAR 6.5

FAR as built 1.36

Allowed usable floor area 12,040

Usable floor area as built 2,720

Unused FAR 9,320

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