



708 MONROE ST

Brooklyn, NY 11221

Development Opportunity For Sale

SADYA LIBEROW

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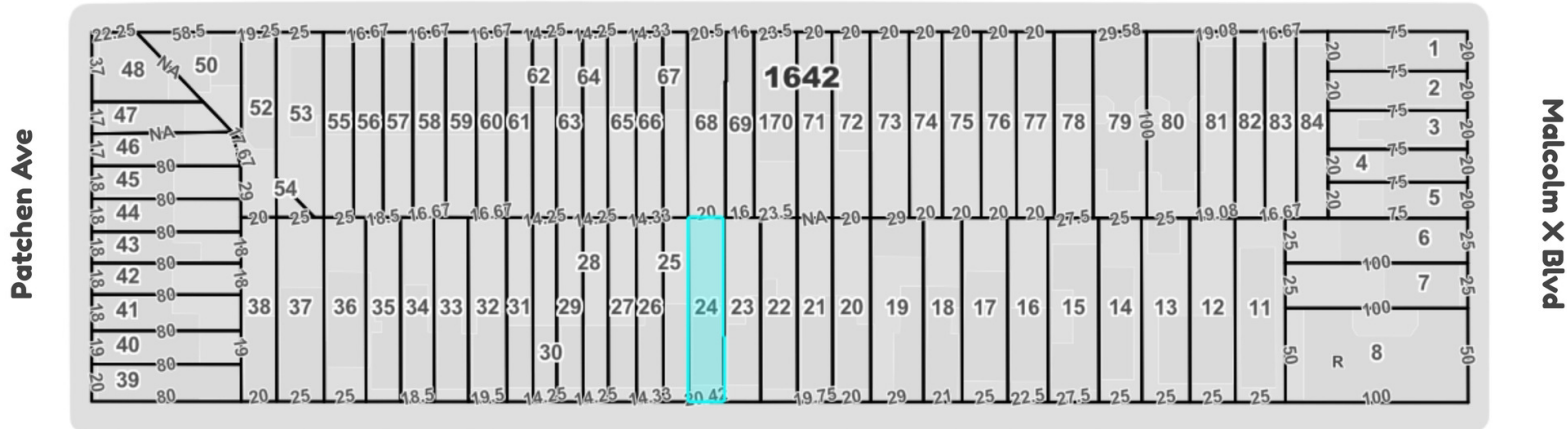
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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Asset CRG Advisors, LLC. in compliance with all applicable fair housing and equal opportunity laws.

PROPERTY SUMMARY

Madison St



Monroe St

PROPERTY ANALYSIS

Address	708 Monroe St, Brooklyn, NY 11221
Block & Lot	01642-0024
Neighborhood	Bedford-Stuyvesant
Cross Streets	Malcolm X Blvd & Patchen Ave
Asset Type	Development
Lot SF	2,042 SF
Lot Size	20.42' x 100'
FAR	2
Buildable	4,084 SF
FAR (City of Yes)	2.4
Buildable (City of Yes)	4,901 SF
Zoning	R6B
Taxes	\$5,118
Tax Class	4

ASKING PRICE: \$1,600,000

PPBSF: \$391.77
PPBSF (City of Yes): \$326.46

PROPERTY HIGHLIGHTS

- Development opportunity in Bedford-Stuyvesant, Brooklyn.
- The property has a 2,042 SF lot with 4,084 BSF and 4,901 BSF with City of Yes.
- Approved plans for 6 apartment units.
- Foundation is nearly complete, with 85% of the work done.
- Plans and DD available upon request.
- Close to Utica Avenue [A, C] and Gates Avenue [J, Z] Subway Stations.
- Near major retailers including McDonald's, Dunkin', Walgreens, and Bravo Supermarkets.

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PROPERTY DESCRIPTION

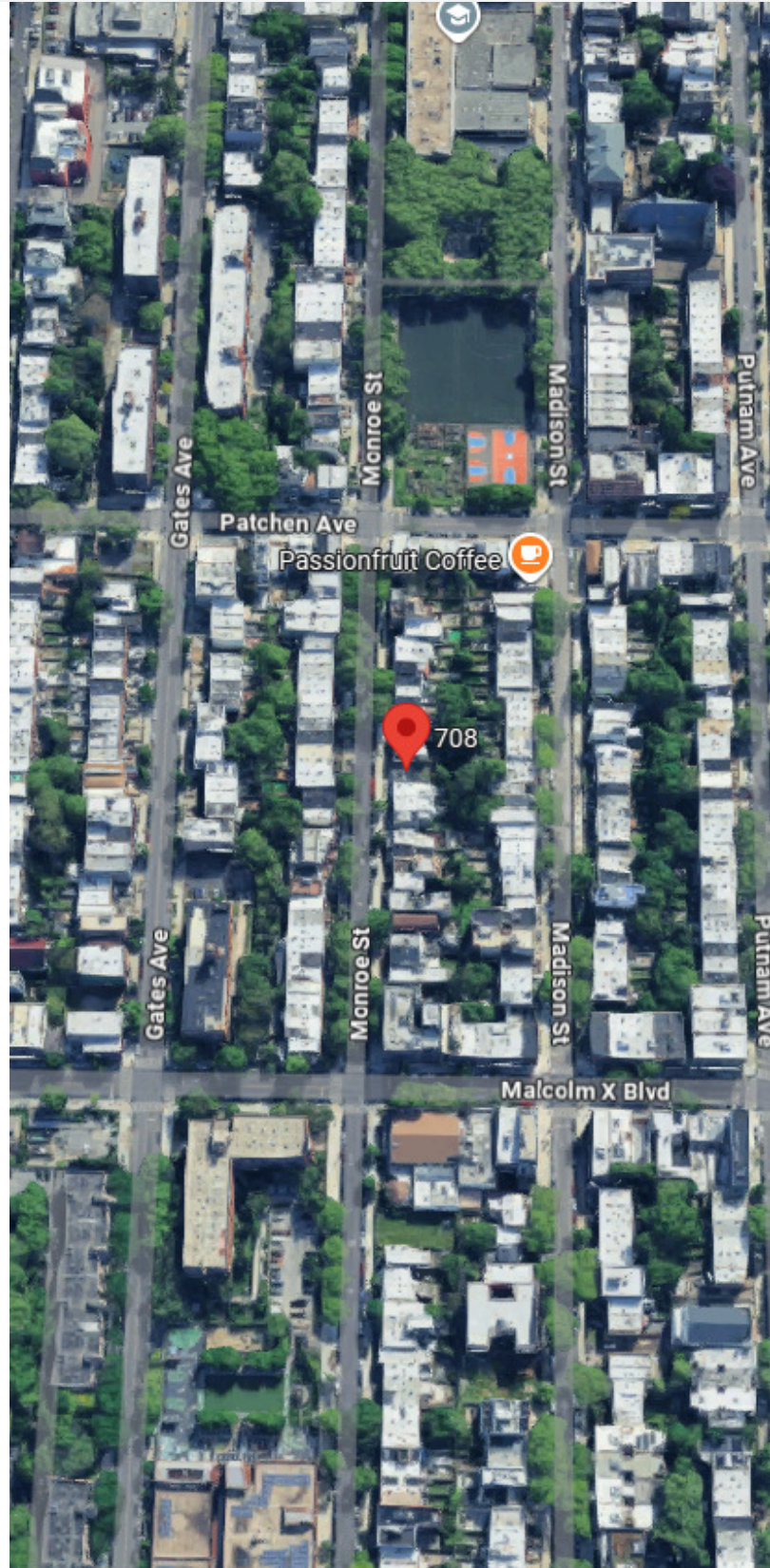
PROPERTY DESCRIPTION

Asset CRG Advisors is pleased to present a prime development opportunity at 708 Monroe Street in Bedford-Stuyvesant, Brooklyn. This 2,042 SF lot offers 4,084 buildable square feet, with potential to expand up to 4,901 BSF under the City of Yes zoning initiative. The property comes with approved plans for a six-unit residential building, and its foundation is already 85% complete, allowing a new owner to begin vertical construction quickly and efficiently.

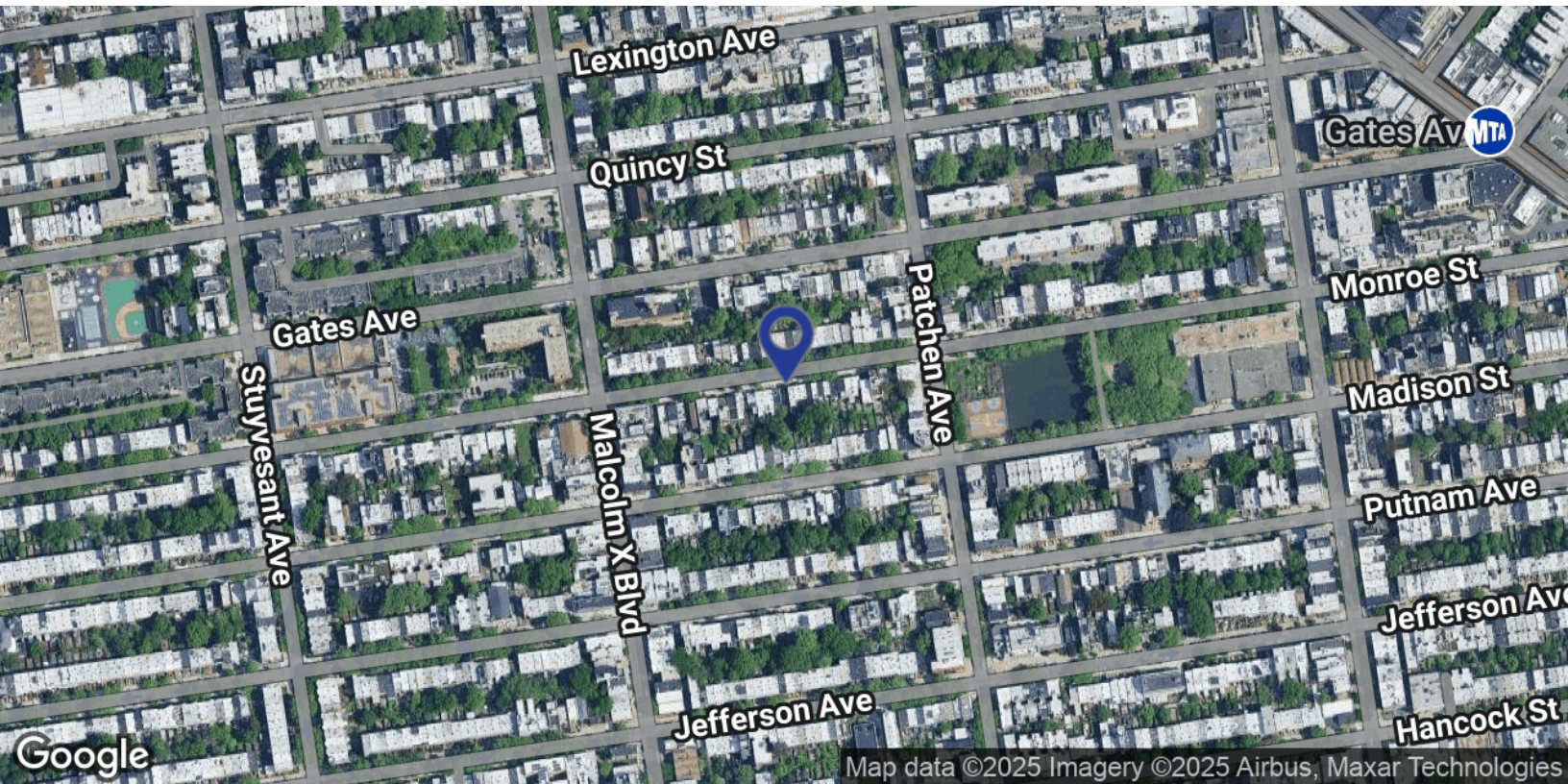
Located in a thriving residential pocket of Bedford-Stuyvesant, the site provides convenient access to the Utica Avenue [A, C] and Gates Avenue [J, Z] Subway Stations. The surrounding area is home to a strong mix of national and local retailers, including McDonald's, Dunkin', Walgreens, and Bravo Supermarkets, offering future residents excellent amenities in one of Brooklyn's most dynamic and evolving neighborhoods.

LOCATION DESCRIPTION

Located in the heart of Bedford-Stuyvesant, 708 Monroe Street offers residents a vibrant Brooklyn lifestyle surrounded by a mix of historic brownstones, trendy cafés, and neighborhood amenities. The property enjoys excellent access to public transportation, with the Gates Avenue [J, Z] Subway Station and Halsey Street [J] Station nearby, providing a quick commute to Downtown Brooklyn and Manhattan. The area is also close to popular dining spots, local shops, and community parks, offering a perfect blend of convenience and neighborhood charm.



AERIAL MAP



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NEIGHBORHOOD OVERVIEW

BEDFORD-STUYVESANT

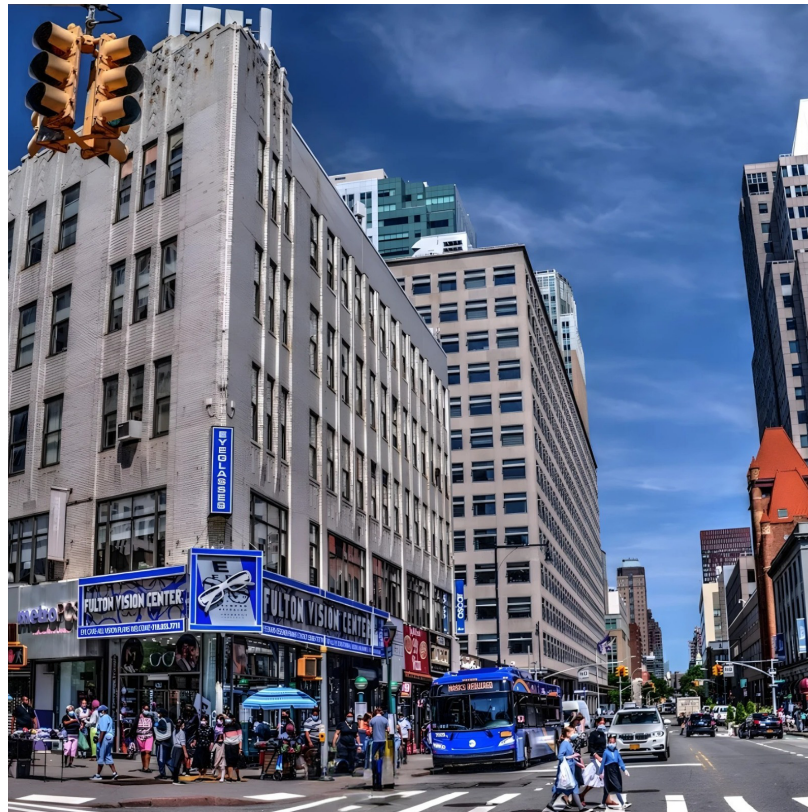
Bedford-Stuyvesant, often referred to as "Bed-Stuy," is one of Brooklyn's most iconic neighborhoods, known for its rich history, architectural charm, and strong sense of community. Bounded by Williamsburg, Clinton Hill, Bushwick, and Crown Heights, this neighborhood blends historic elegance with modern energy.

Famed for its well-preserved brownstone-lined streets, Bed-Stuy offers a unique mix of classic 19th-century row houses and contemporary developments. In recent years, the neighborhood has seen a wave of investment, with new businesses, cafes, and creative spaces revitalizing the area while maintaining its cultural roots.

The local dining scene is diverse and thriving, featuring favorites like Peaches for Southern comfort food, Saraghina for artisanal pizza, and Brown Butter for specialty coffee and pastries. The neighborhood is also home to vibrant nightlife and arts scenes, with venues like Sincerely, Tommy and The Billie Holiday Theatre adding to its dynamic cultural fabric.

Bed-Stuy boasts numerous green spaces, including Herbert Von King Park, a community hub with an amphitheater and recreation center. The area is also known for its stunning murals and street art, which celebrate its African American heritage and artistic spirit.

Public transportation is easily accessible, with the A, C, G, J, M, and Z subway lines providing quick access to Downtown Brooklyn and Manhattan. The neighborhood's growing popularity, combined with its strong community ties and historic appeal, makes Bed-Stuy one of Brooklyn's most desirable places to live, invest, and explore.





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