



FRONT RENDERING

FOR SALE
ASKING PRICE
\$ 1 , 599,999

831 Hart St

Brooklyn, NY 11237

25x100 lot with approved
(expired) plans for 7 units,
expandable to 8.
Eligible for 421a abatement,
maximizing ROI with market-
rate affordable units



212-960-8787

INVESTMENT HIGHLIGHTS

#1

RARE DEVELOPMENT OPPORTUNITY

Approved plans for 7 residential units, masonry-based structure, has a cellar and a 54-foot-long rear yard

#2

ELIGIBLE FOR 421-A TAX ABATEMENT

The property is shovel-ready with approved plans with 4,778 square feet designated for residential space. Foundation work in-place making it eligible for the 421a

#3

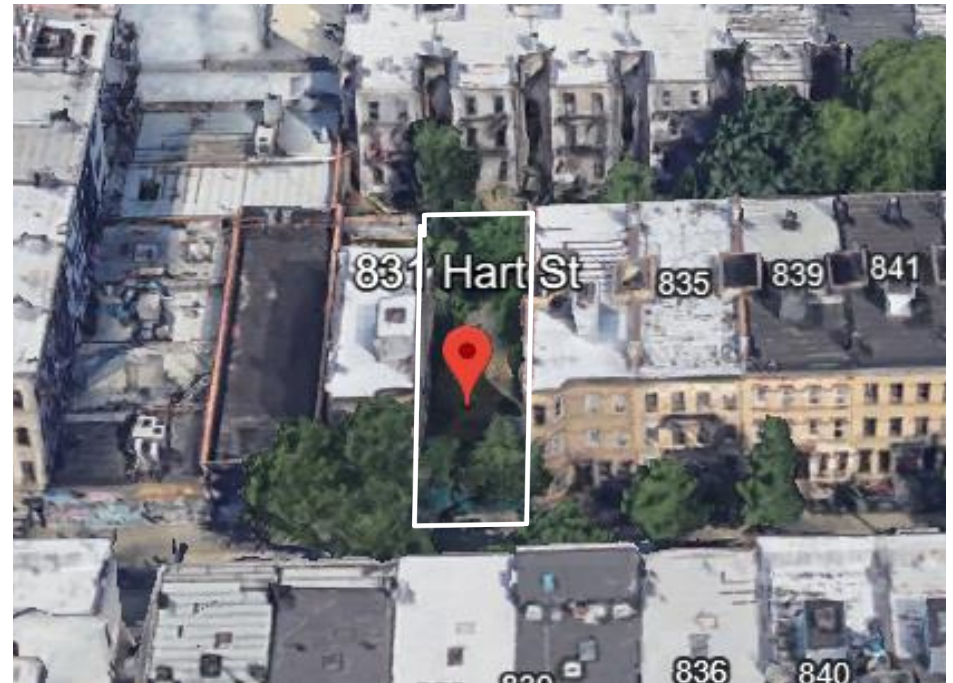
CONVENIENT LOCATION

6-minute walk from Dekalb Avenue subway station (L Line) and a 7-minute walk from Knickerbocker Avenue station (M Line)

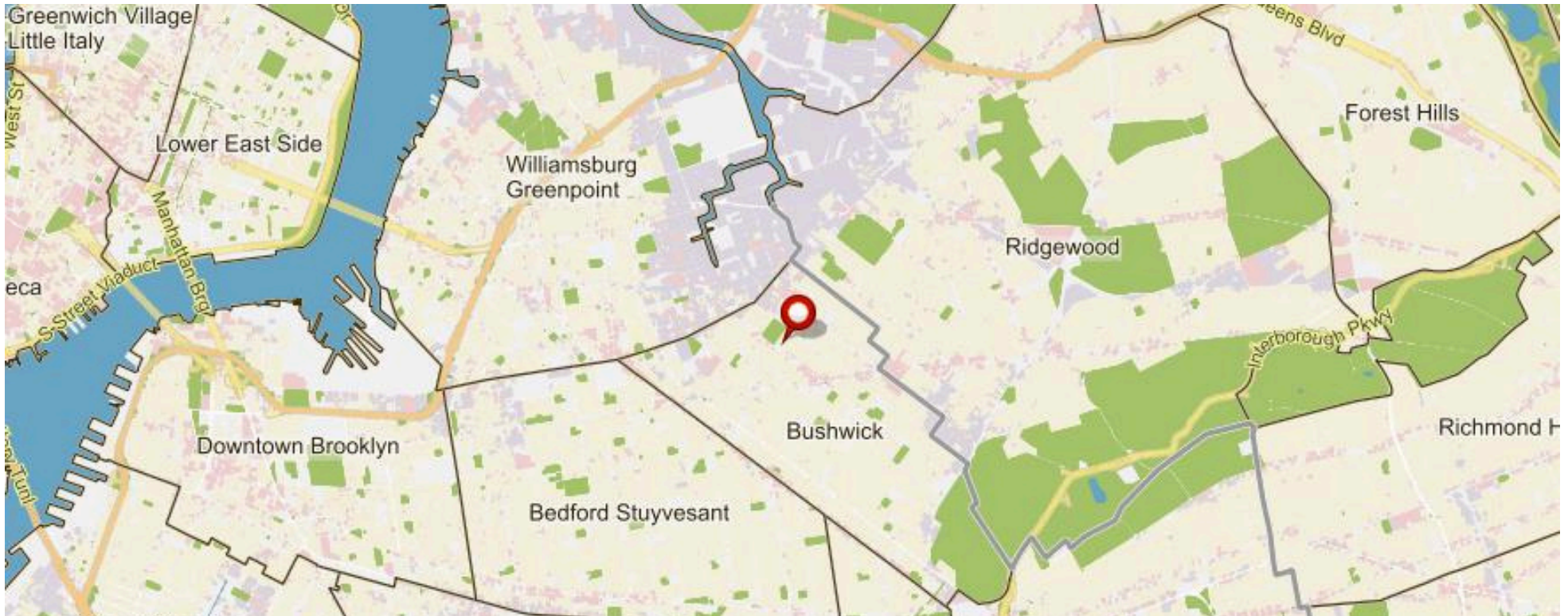
#4

STRONG HOUSING DEMAND

Bushwick, known for its vibrant culture and rapid growth, offers diverse dining and arts, proximity to Williamsburg, and easy access to Manhattan and Queens, making it popular among entrepreneurs and residents.



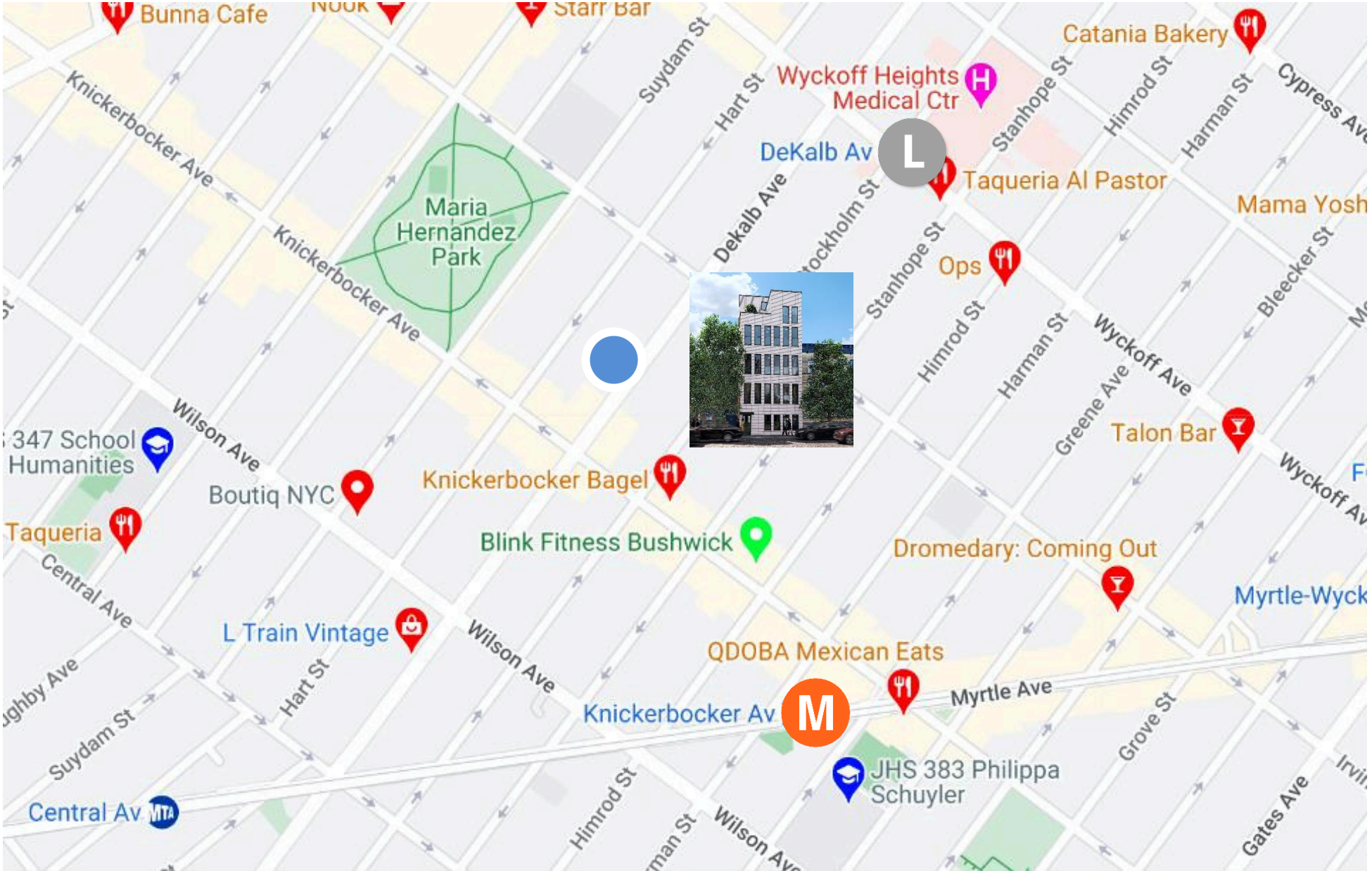
PROPERTY OVERVIEW



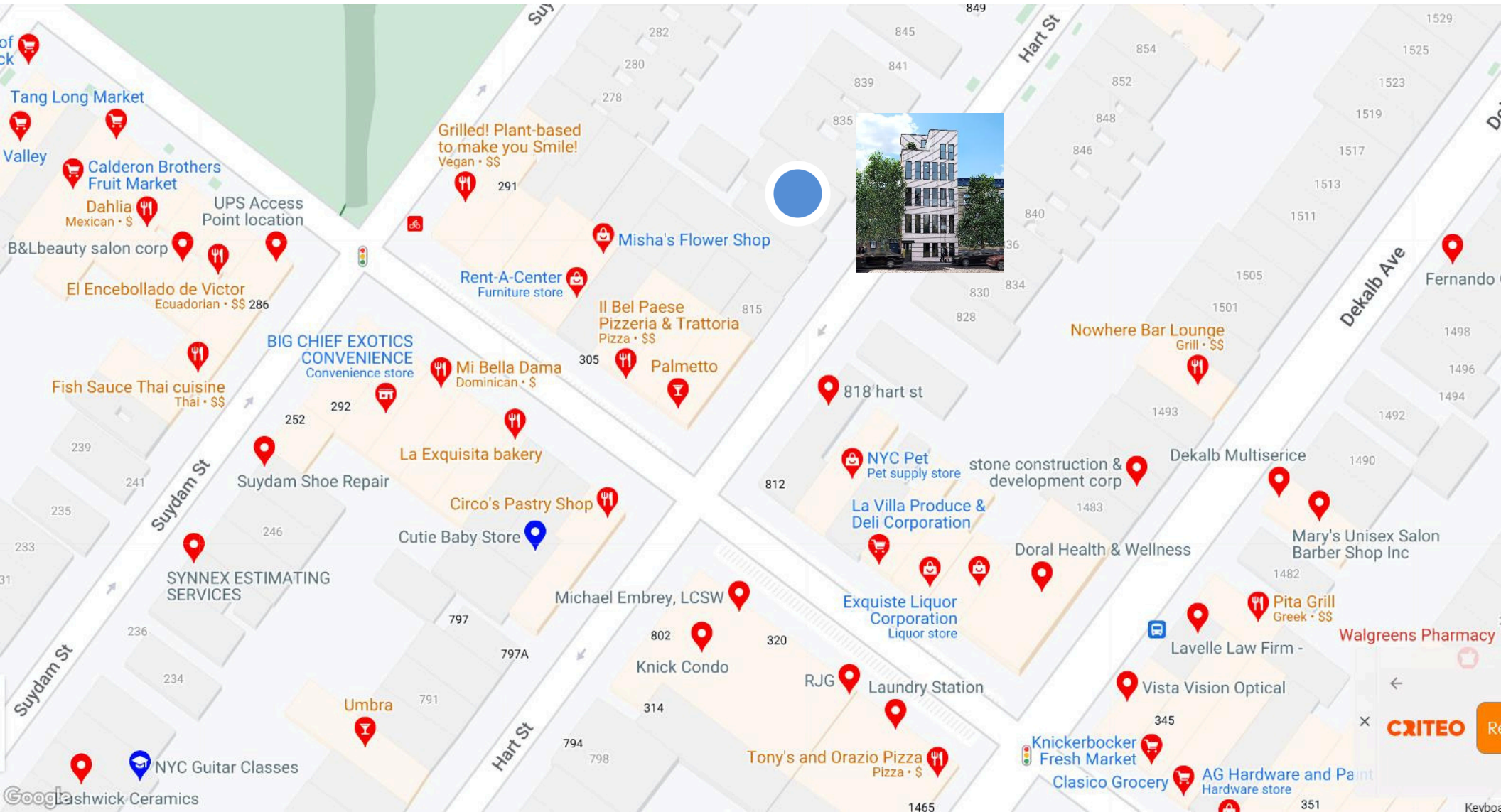
Property Information	
Block	3220
Lot	152
Lot sqft	2498
Lot Dimensions	24.96 ft x 100 ft
Building Class	Vacant Land -Zoned Residential
Zoning Districts	R6
Residential FAR	2.43



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LAND FOR SALE
AREA MAP



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