



Bushwick – Brooklyn

Vacant Mixed Use Building - Redevelopment Opportunity

238 Melrose St, Brooklyn, NY 11206



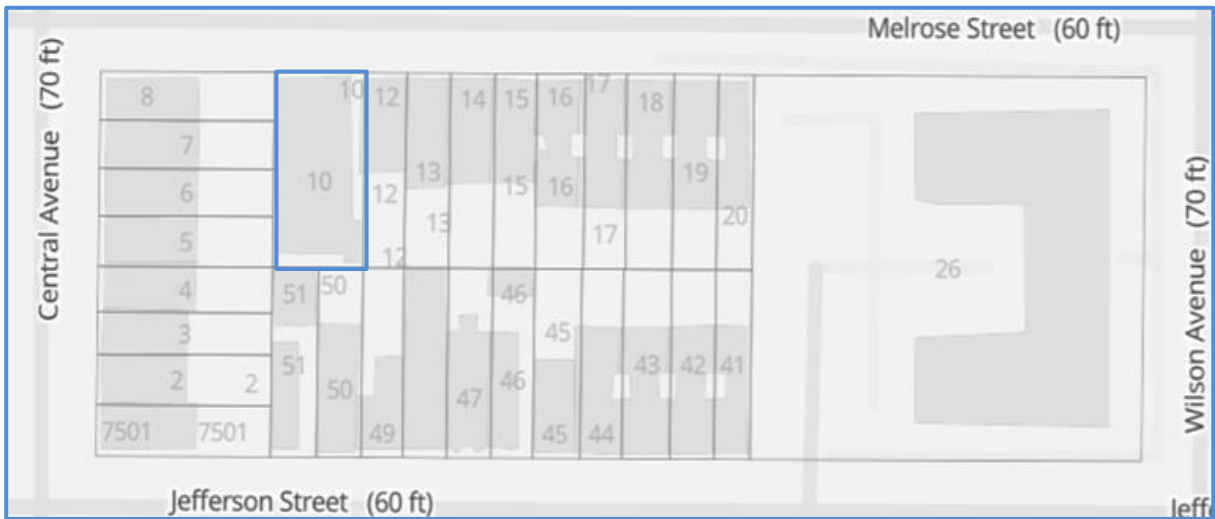
Exclusive Listing



Investment Info

Property Info: 238 Melrose St, Brooklyn, NY 11206
Lot Size: 50 ft x 100 ft
Lot Area: 5,000 SF
Built Size: 45 ft x 95 ft
Built SF: 17,556 SF
Built F.A.R: 4.5
Max F.A.R: 4.8
Block/Lot: 03164-0010
Zoning: R6
Assessment: \$ 932,400
Taxes **\$ 90,829**

Price Expectation \$ 7,000,000



Certificate of Occupancy

CO Number: 301832122T002

Permissible Use and Occupancy

All Building Code occupancy group designations are 1968 designations, except RES, COM, or PUB which are 1938 Building Code occupancy group designations.

Floor From To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code occupancy group	Dwelling or Rooming Units	Zoning use group	Description of use
CEL		OG	COM			ORDINARY / NO CHANGE
001	79	100	COM	6		LAUNDRY
002		40	COM			LOFT / NO CHANGE
003		40	RES			LOFT / NO CHANGE
004		40	RES			LOFT / NO CHANGE
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Borough Commissioner

Commissioner

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- The property is currently partially occupied and will be delivered vacant.
- The property is built to the full size of the lot.
- There is an elevator in the building.
- The property is located within walking distance to the Morgan Ave [L] train as well as the Myrtle Ave [J, M, Z] trains.

