



HISTORIC CROWN HEIGHTS

Brownstone Real Estate is excited to announce the exclusive sale of 881 St. John's Place - a great opportunity for a rehabilitation or condominium conversion. Located in Brooklyn's Crown Heights Historic District, this impressive property is comprised of 12 residential units in a 26'-wide by 82'-deep building on an oversized lot (26' x 155').

Crown Heights is a thriving neighborhood in the central portion of Brooklyn. It is bounded by Washington Avenue to the west, Atlantic Avenue on the north, Ralph Avenue on the east, and Empire Boulevard on the south. With its proximity to Prospect Heights, many amenities such as the Brooklyn Museum, Brooklyn Botanic Gardens, Central Library, and Prospect Park are nearby. Access to public transportation is also convenient, with four subway lines available at Nostrand Avenue/Eastern Parkway and Franklin Avenue/Eastern Parkway.

Walkthroughs by appointment only.

Exclusive Listing Agents:

Vinny DiMartino
Licensed Real Estate Broker
917.406.4682
vinny@brownstonelistings.com

Lisa French
Licensed Real Estate Salesperson
323.559.9366
lfrench@brownstonelistings.com



268 Court Street
Brooklyn, NY 11231
brownstonelistings.com

Address: 881 St. Johns Place, Brooklyn, NY 11216

Offering Price: \$2,750,000

Quick Listing Data:

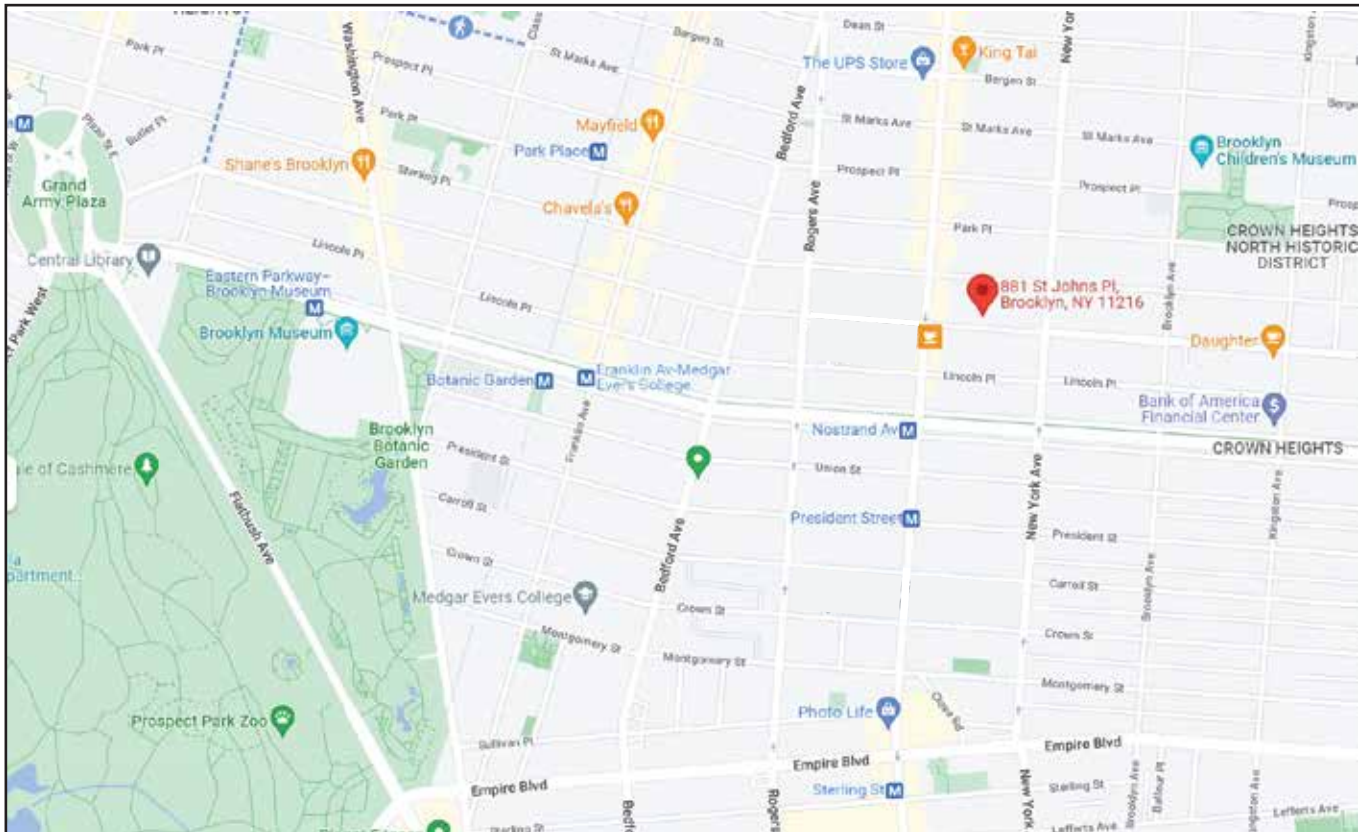
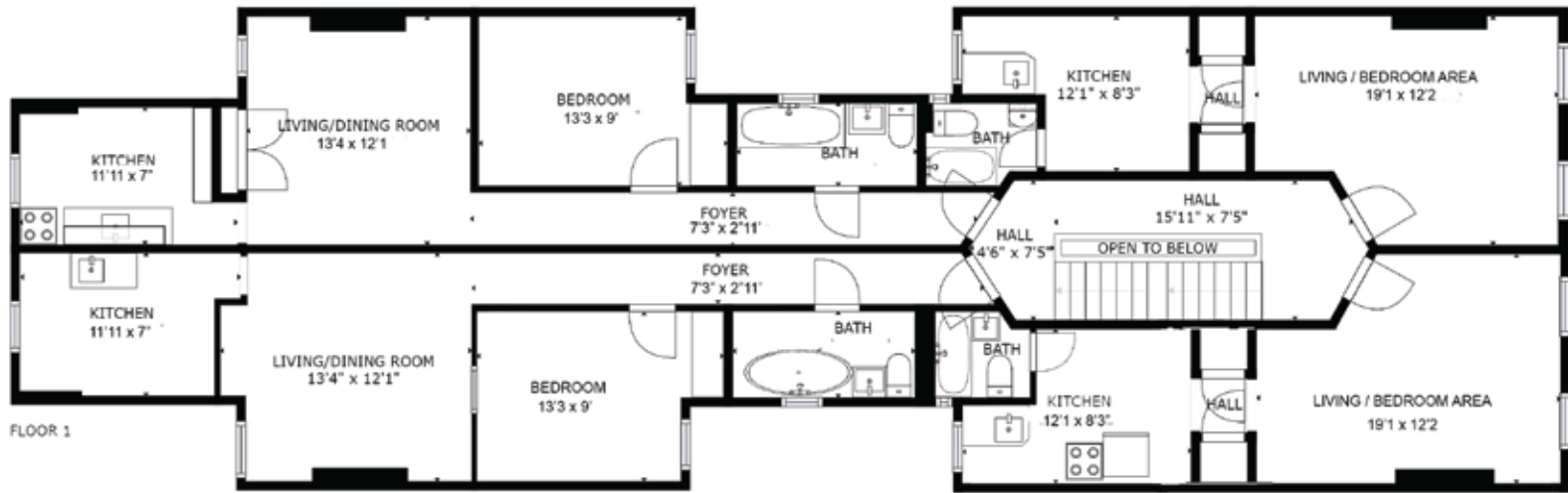
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|--------------------|-----------------------|----------------|--------------|
| • Bldg Dimensions: | 26' x 82' | • Units: | 12 |
| • Lot Dimensions: | 26' x 155.58' | • Block & Lot: | 01248-0054 |
| • Approx SF: | 5,700 ft ² | • Zoning: | R6 |
| • PSF: | \$482 | • Type: | Multi Family |
| • Price Per Unit: | \$229K | • RE Taxes | |
| | | 2025/2026: | \$28,492/yr |

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Web ID: 33212



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881 St Johns Place will be delivered vacant. Additional information provided upon request. Signed confidentiality agreement required. Serious prospects only. Proof of funds required with any offers made.