

For Sale | 481 Monroe St, Brooklyn | NY 11221



PRICE: \$1,399,000
PPSF: \$277.91



Investment Highlights



Summary: Mid-construction opportunity in the Bedford-Stuyvesant neighborhood of Brooklyn. Approved plans for a 4-story, 6-unit condo building. Foundation, concrete, and steel work complete up to third floor. The property is 30% complete and needs \$1,000,000 to complete. May be eligible for 421A Tax Abatement. Budget plan and plans can be provided per request. Asking \$1,399,000 (\$277 a foot)

Prime Location: This development property represents a compelling investment opportunity. Bedford-Stuyvesant, celebrated for its historic charm, cultural vibrancy, and strategic proximity to downtown Brooklyn and Manhattan, emerges as an appealing choice for astute investors.

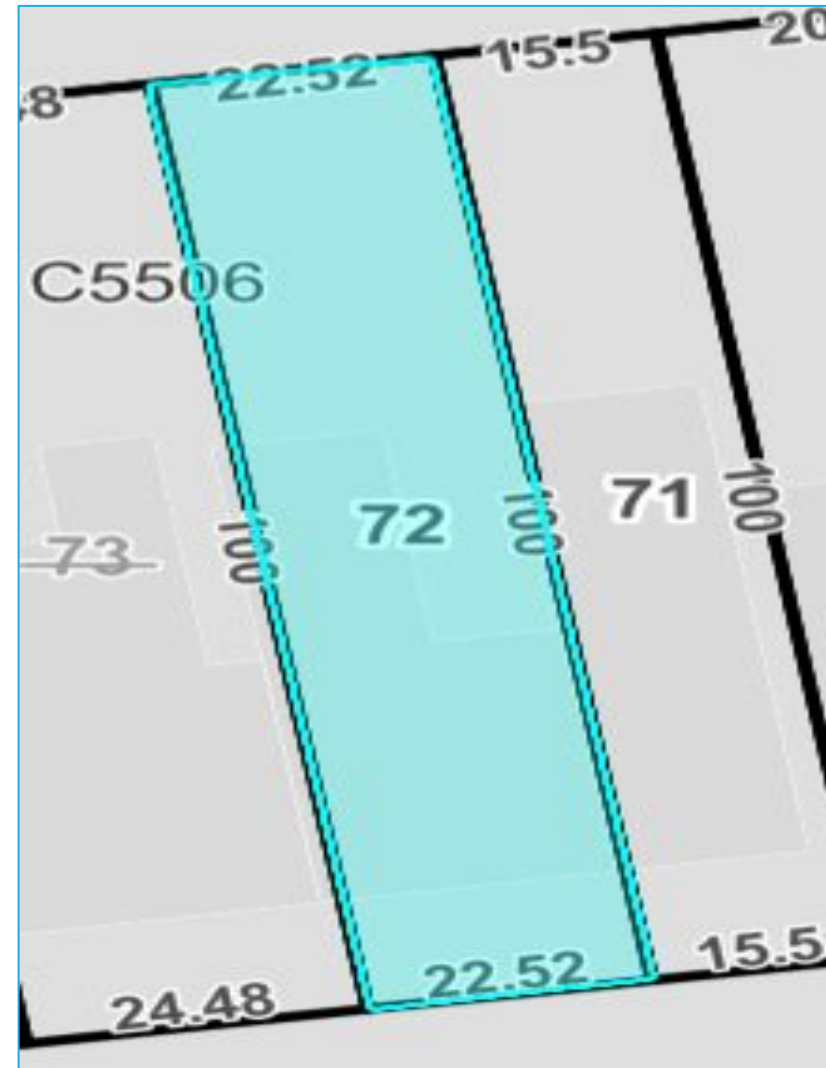
Appreciation Potential: Introducing a remarkable development opportunity strategically nestled in the vibrant heart of Bedford-Stuyvesant. This project offers a distinctive investment proposition within Brooklyn's thriving real estate landscape. With approved plans for a 4-story, 6-unit condo building, this property not only provides ample space but also promises versatility for diverse development ventures. Its prime location ensures proximity to essential amenities, excellent transportation links, and a burgeoning community, making it an ideal choice for discerning investors seeking long-term growth potential in Brooklyn's dynamic market.

Excellent Connectivity: Nestled in Bedford-Stuyvesant, this property provides seamless connectivity to subway access, streamlining residents' journeys in Brooklyn. Transportation options include the nearby Gates Av [J,Z] Subway Station.

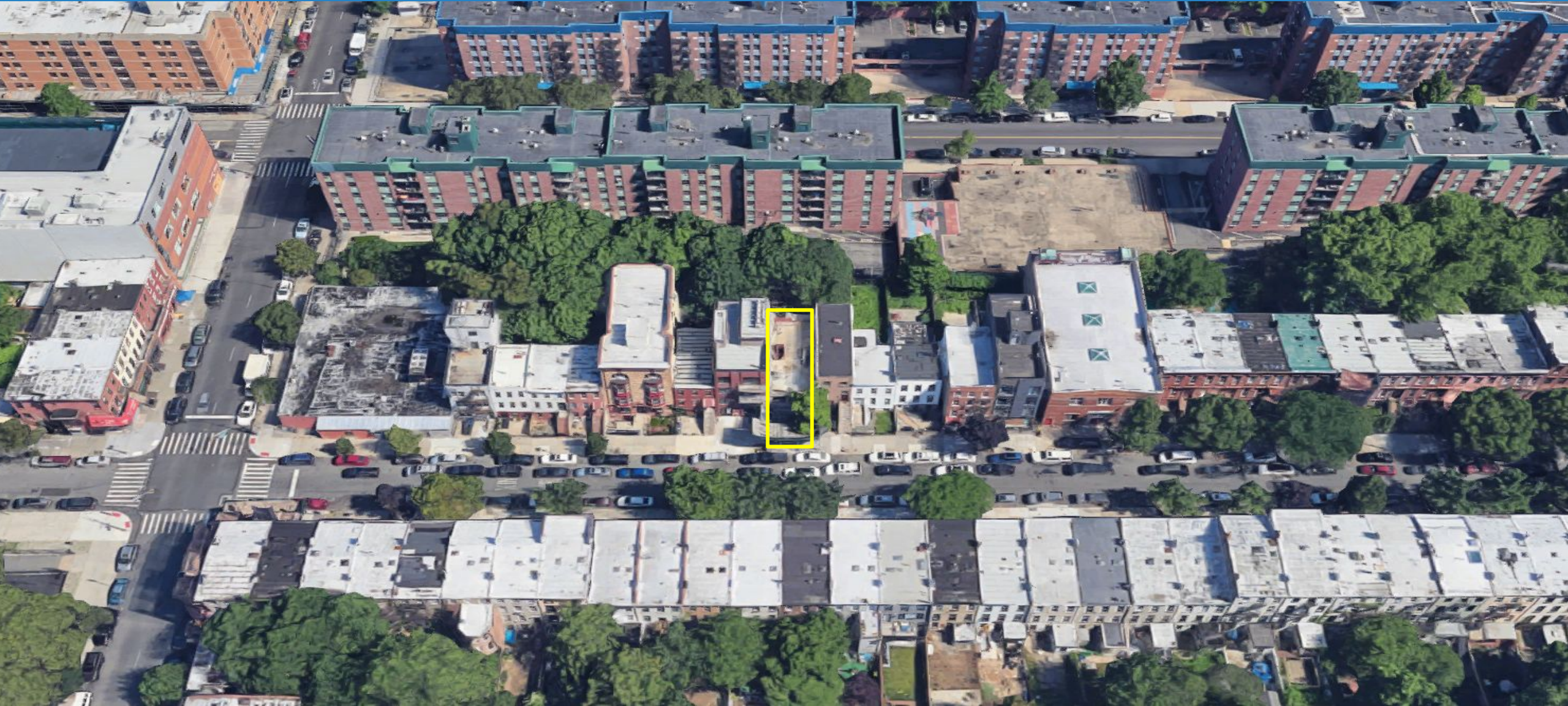
Proximity to Amenities: Experience unparalleled convenience at this strategically positioned development property, offering discerning investors effortless access to local amenities and shops. Nearby gems include McDonald's, Starbucks, Chase Bank, Burger King, Food Bazaar, TD Bank and Blink Fitness. Collectively, these amenities enhance the overall living experience, fostering a holistic and connected community.

Building Analysis

Address	481 Monroe St, Brooklyn, NY 11221
Block/Lot	1634/72
Neighborhood	Bedford-Stuyvesant
Cross Streets	Lewis Ave & Marcus Garvey Blvd
Asset Type	Development
Number of Units	6
Lot Size	22.5' x 100'
Lot SF	2,250 SF
Building Size	22.54' x 52'
Building SF	5,034 SF
Number of Stories	4
Zoning	R6B
FAR (As Built)	2 (2.24)
Buildable	4,500
Taxes ('24)	\$8,656
Tax Class	2A



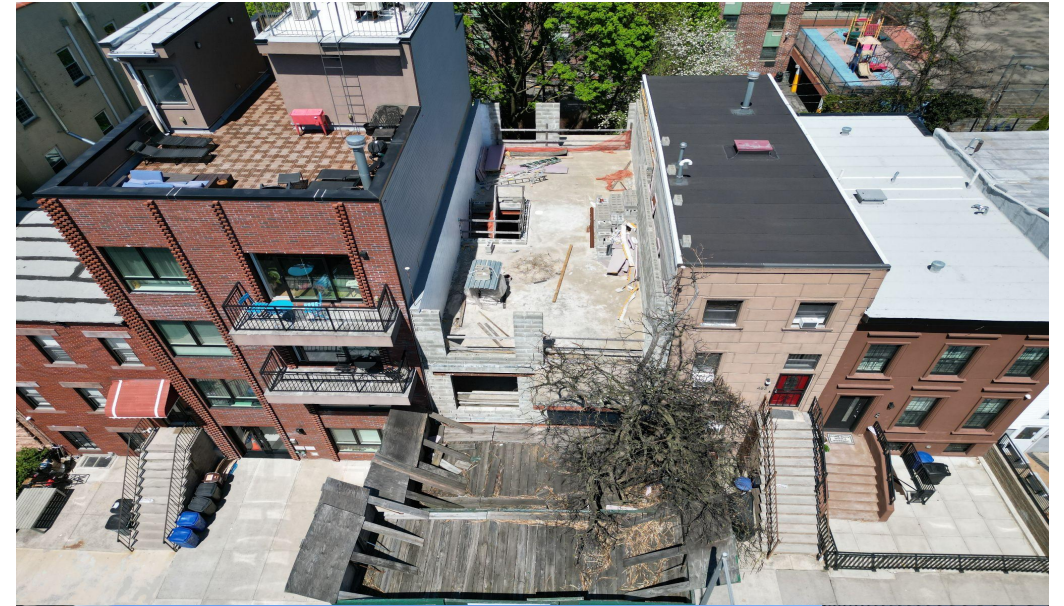
Aerial View



Property Photos



Property Photos



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**481 Monroe St,
Brooklyn, NY 11221**

- Mid-construction opportunity in the Bedford-Stuyvesant neighborhood of Brooklyn.
- Approved plans for a 4-story, 6-unit condo building.
- Foundation and concrete work have been completed up to the third floor.
- Property is located near Gates Ave [J,Z] Subway Station.

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PLEASE CONTACT EXCLUSIVE ADVISORS:



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Broker Cooperation is Welcome!