



865 Montgomery St, Brooklyn, NY 11213 Crown Heights Development Opportunity



Asking Price: \$2,250,000

Exclusive Listing

By Swany Vazquez & Jacob Grosh

Property Description

**865 Montgomery Street,
Brooklyn, NY 11213**

A 2-story 4-family residential building that will be delivered vacant. There are 3/3BR and 1/1BR. The property is located five blocks from the Crown Heights – Utica Avenue [3, 4, 5] train station.

Lot Dimensions 26.5' X 127.79'

Lot SF 3,386 SF

Built Dimensions 22' X 78'

Built SF 3,432 SF + 1,716 SF Basement

Total Buildable SF 11,649 SF

Zoning R7-1

FAR 3.44

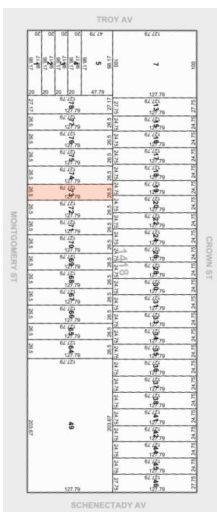
Block/Lot 1418/73

Building Class C3

Assessment \$86,008

Taxes (17/18) \$11,088

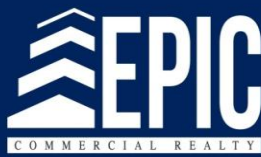
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Crown Heights is the home to many of Brooklyn's museums and borders the eastern half of Prospect Park. This neighborhood offers easy train and car access through Eastern Parkway and the [3,4,5] train lines. This has allowed Crown Heights to recently undergo rapid transformation and development.



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